



EUGENE CITY HALL

THINK BIG. START SMALL. MAKE IT HAPPEN.

City Council Workshop
Monday, September 22, 2014



Rowell Brokaw
Architects



JULY 14TH COUNCIL UPDATE

A CIVIC HEART AND A REASON TO GO



PROJECT GOALS



CIVIC HEART



GREAT STREET TO RIVER



GREEN CITY



LIVING BLOCK



ACCESSIBLE + WELCOMING



ENDEARING QUALITY



OUTWARD, NOT INWARD



A REASON TO GO

PROJECT VALUES

STEWARDSHIP

IDENTITY

PARTICIPATION

SIMPLICITY

EUGENE @ 200

PAUSE TONIGHT'S AGENDA

ADDRESS QUESTIONS

Isn't renovation cheaper?

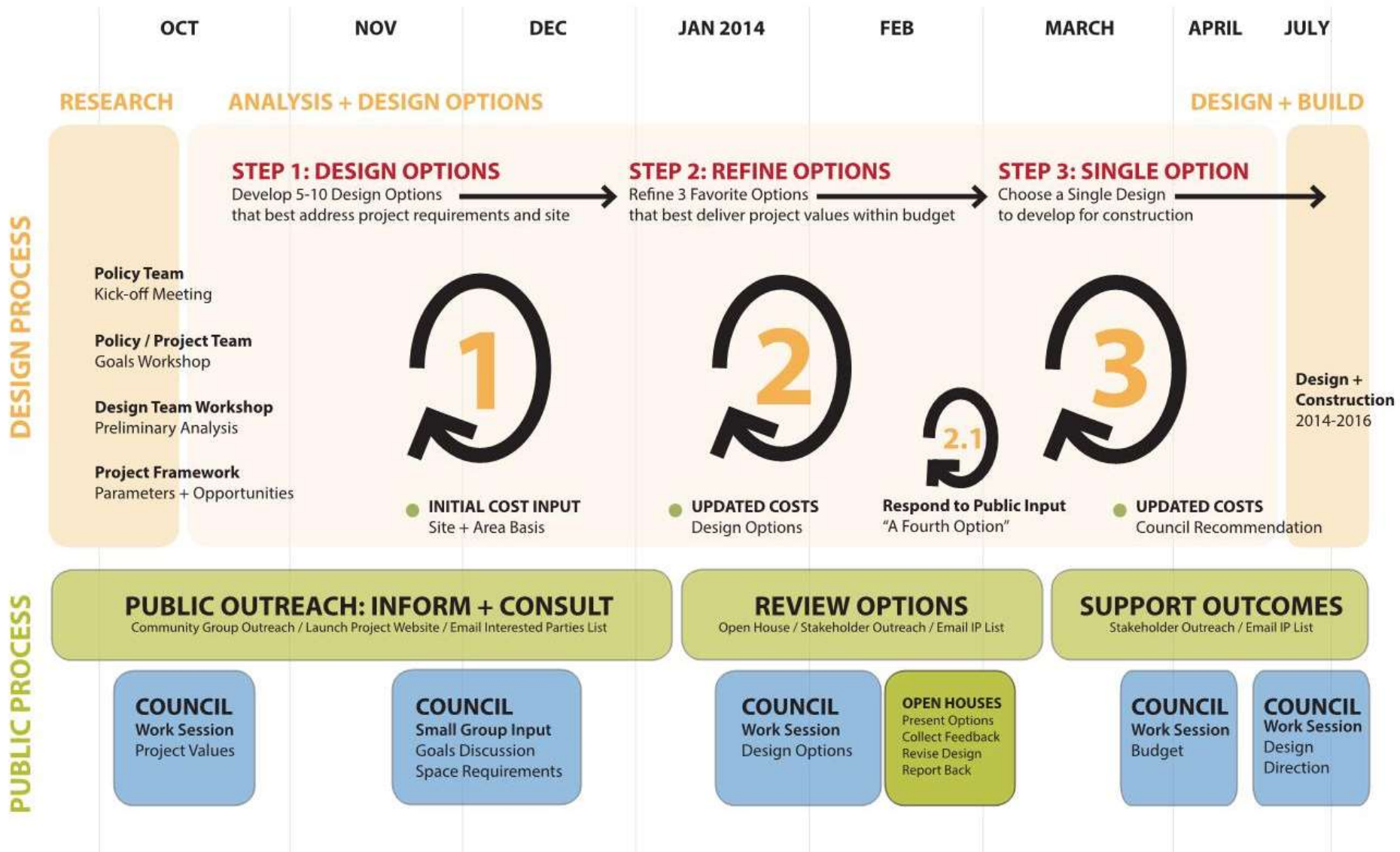
Isn't renovation more sustainable?

Have you studied alternatives?

(+ Any other questions Council has)

REAFFIRM DECISIONS + PROCESS TO DATE

PROJECT SCHEDULE DESIGN PROCESS



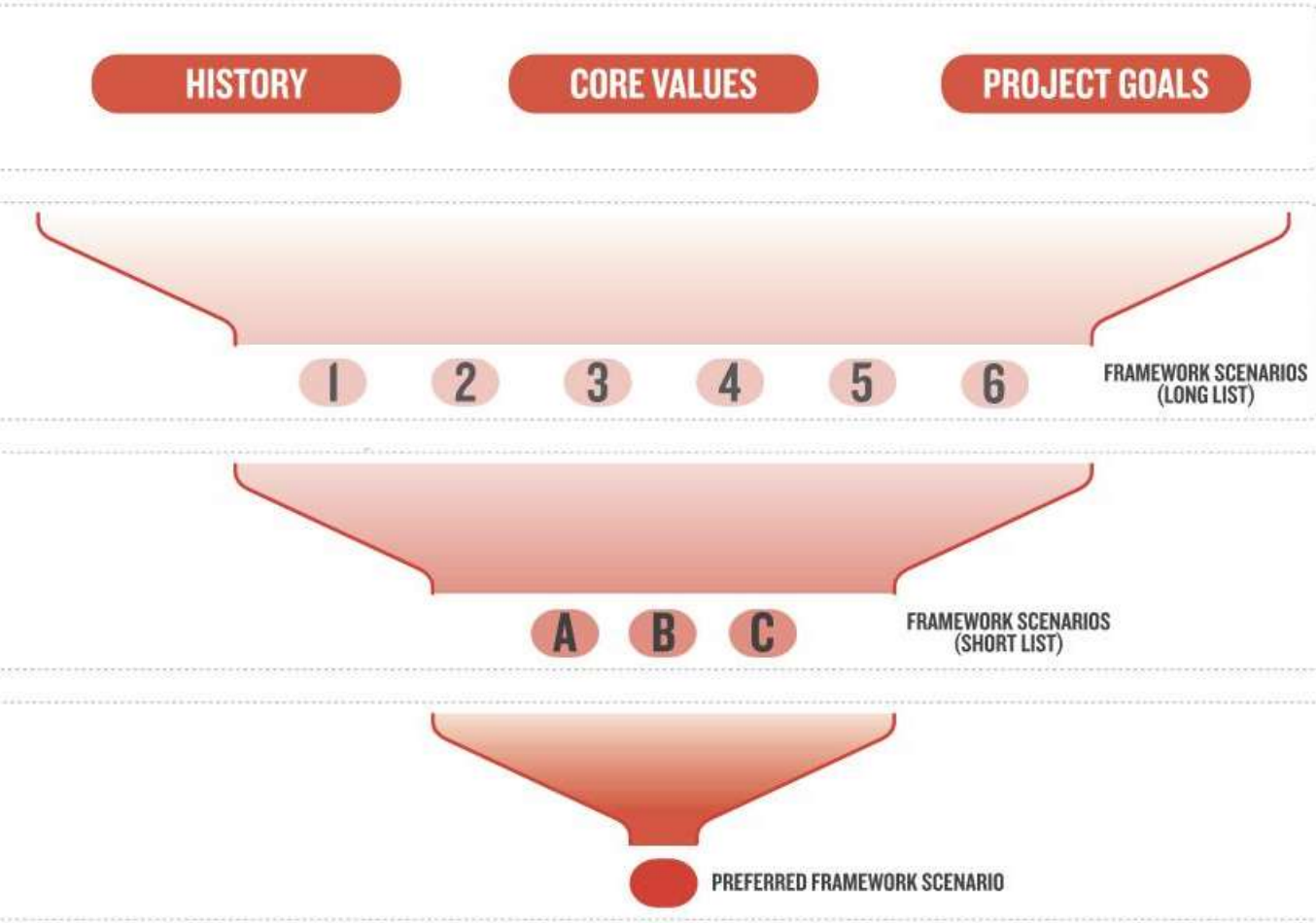
STAKEHOLDER MEETINGS TO DATE

Historic Review Board (x3)
Accessibility Advisory Committee
Communities of Color Focus Group
Downtown Eugene, Inc.
Sustainability Commission (x2)
Human Rights Commission
Farmer's Market Site Committee
Farmer's Market Board
DNA Steering Committee
Downtown Neighborhood Association
Leaders in Environmental Community
Private Development
AIA-Southwest Oregon Chapter
UO LiveMove Bike/Ped Advocacy
UO School of Architecture & Allied Arts

State Office of Historic Preservation
Oregon Heritage Grant Program
Sustainable Urbanism Workshop
Development Frameworks Workshop
South Eugene Public Open House
North Eugene Public Open House
Eugene Southtown Rotary
Confederated Tribes of Grand Ronde Tribal Council
Local Government Affairs Committee
GreenLane

DESIGN PROCESS

PREVIOUS CITY HALL STUDIES + COMMUNITY ENGAGEMENT



DETAILED DESIGN + CONSTRUCTION

RENOVATIONS WHEN THEY MAKE SENSE



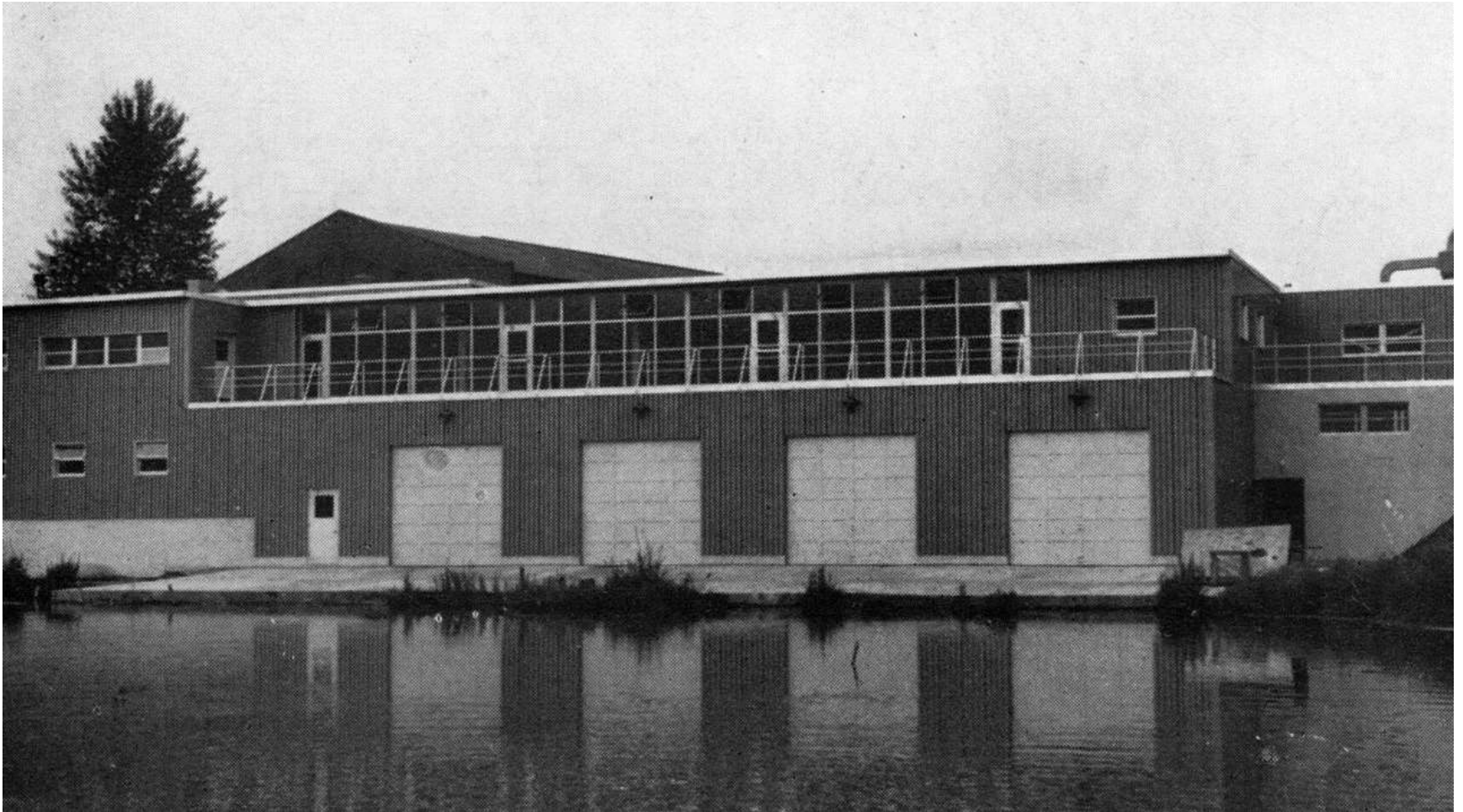
LCC ART SCHOOL
2014 AIA-SWO HONOR AWARD
ROWELL BROKAW ARCHITECTS

RENOVATIONS WHEN THEY MAKE SENSE



LCC ART SCHOOL
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RENOVATIONS WHEN THEY MAKE SENSE



CONIBEAR SHELL HOUSE
THE MILLER HULL PARTNERSHIP

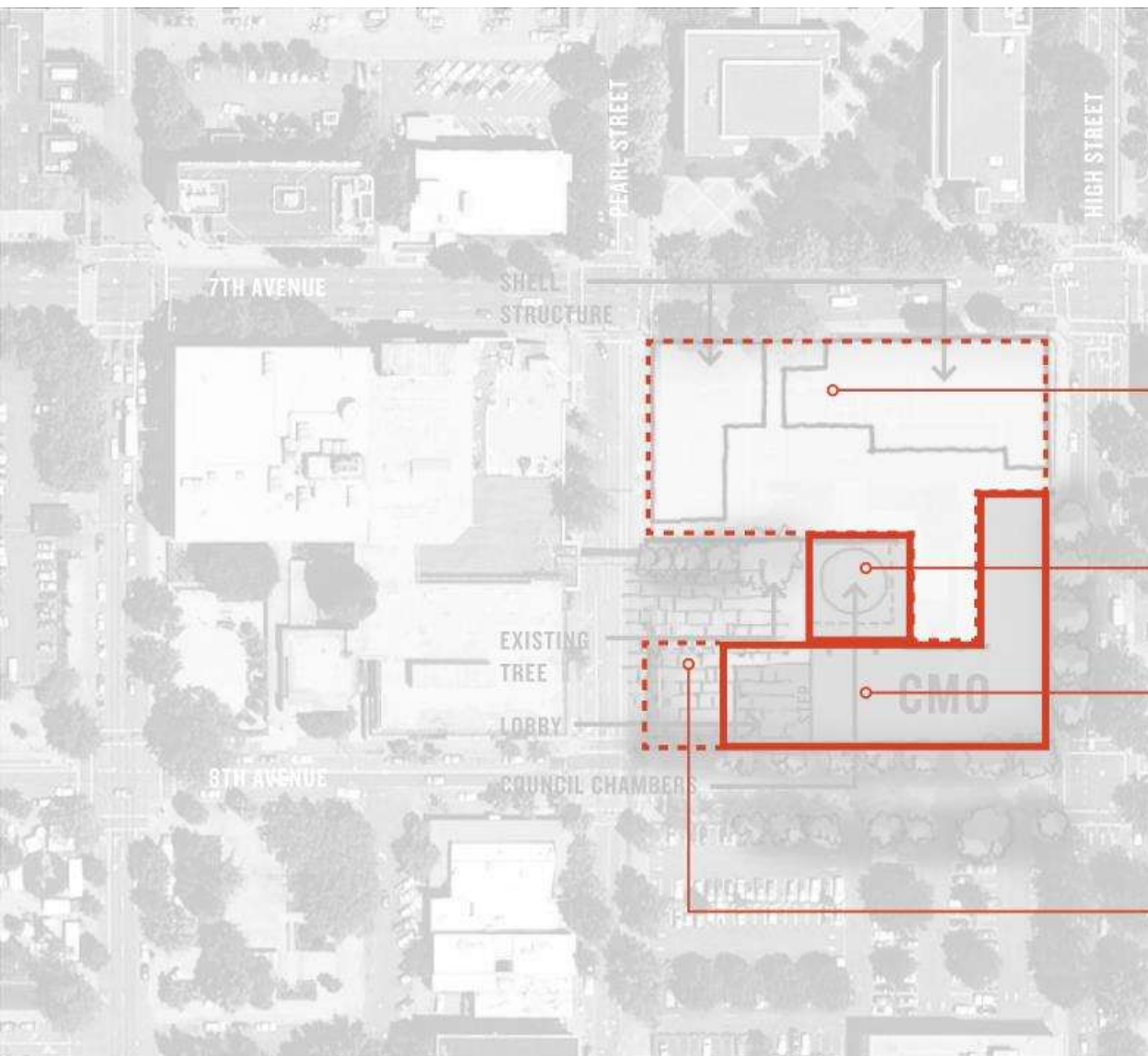
RENOVATIONS WHEN THEY MAKE SENSE



CONIBEAR SHELL HOUSE
THE MILLER HULL PARTNERSHIP

PRELIMINARY OPTIONS FALL 2013





TOTAL DEMO AREA: 68,400 SF
TOTAL NEW EXTERIOR ENVELOPE AREA: 19,000 SF

52,000 SF: EXISTING SHELL STRUCTURE
STRUCTURAL UPGRADES OF EXISTING TO REMAIN
+NEW CLADDING/RAINSCREEN

5,000 SF EXISTING COUNCIL CHAMBERS
+3,000 SF NEW CONSTRUCTION TO "TIE IN"
MAJOR RENOVATION

26,000 SF: CMO- RENOVATION OF EXISTING
+NEW MEP
+NEW EXTERIOR ENVELOPE
+NEW INTERIOR PARTITIONS

18,000 SF: NEW PLAZA
-DEMO EXISTING
+PAVERS AND PLANTINGS
KEEP EXISTING ROOF STRUCTURE

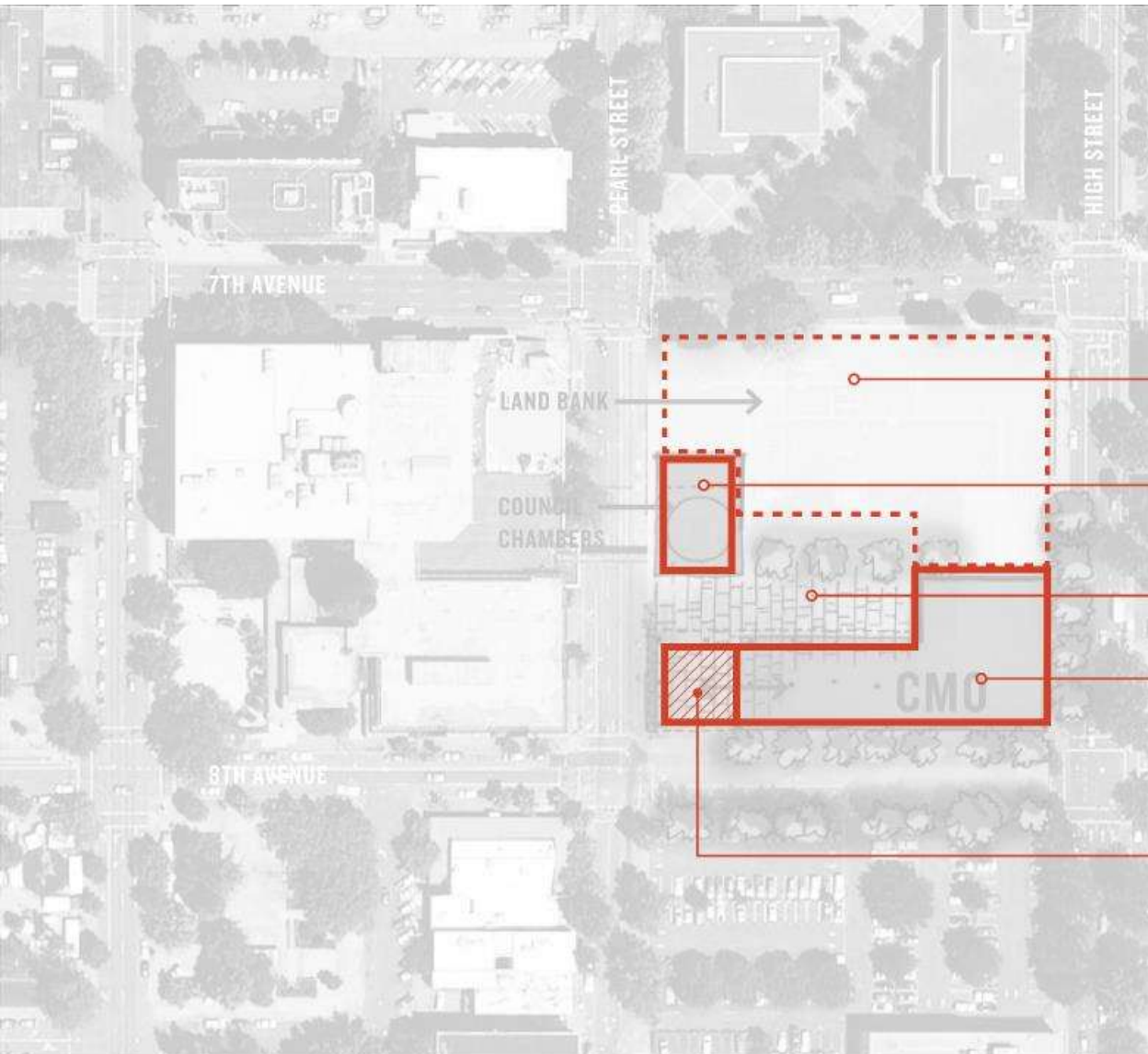
OPTION 1: RE-USE FOCUS



TOTAL DEMO AREA: 70,000 SF
TOTAL NEW EXTERIOR ENVELOPE AREA: 24,000 SF

- 38,000 SF: NEW SURFACE PARKING @ GRADE**
 - DEMO EXISTING
 + FILL TO SIDEWALK LEVEL
- 22,500 SF: RENOVATED CMO**
 + STRUCTURAL UPGRADES
 + NEW EXTERIOR ENVELOPE
 + NEW INTERIOR PARTITIONS
- [KEEP FLOOR SLAB HERE]**
- 9,900 SF: RENOVATED CMO**
 DEMO EXISTING FLOOR, KEEP COLUMNS AND ROOF
 + NEW FLOOR @ SIDEWALK ELEVATION
 + NEW EXTERIOR ENVELOPE
 + NEW INTERIOR PARTITIONS
- 5,500 SF : NEW COUNCIL CHAMBERS**
 - DEMO EXISTING
 + NEW CONSTRUCTION
- 26,000 SF: NEW PLAZA**
 - DEMO EXISTING
 + PAVERS AND PLANTINGS
- 3,200 SF: NEW MARKET PAVILION**
 - DEMO EXISTING
 + NEW SHELL PAVILION STRUCTURE

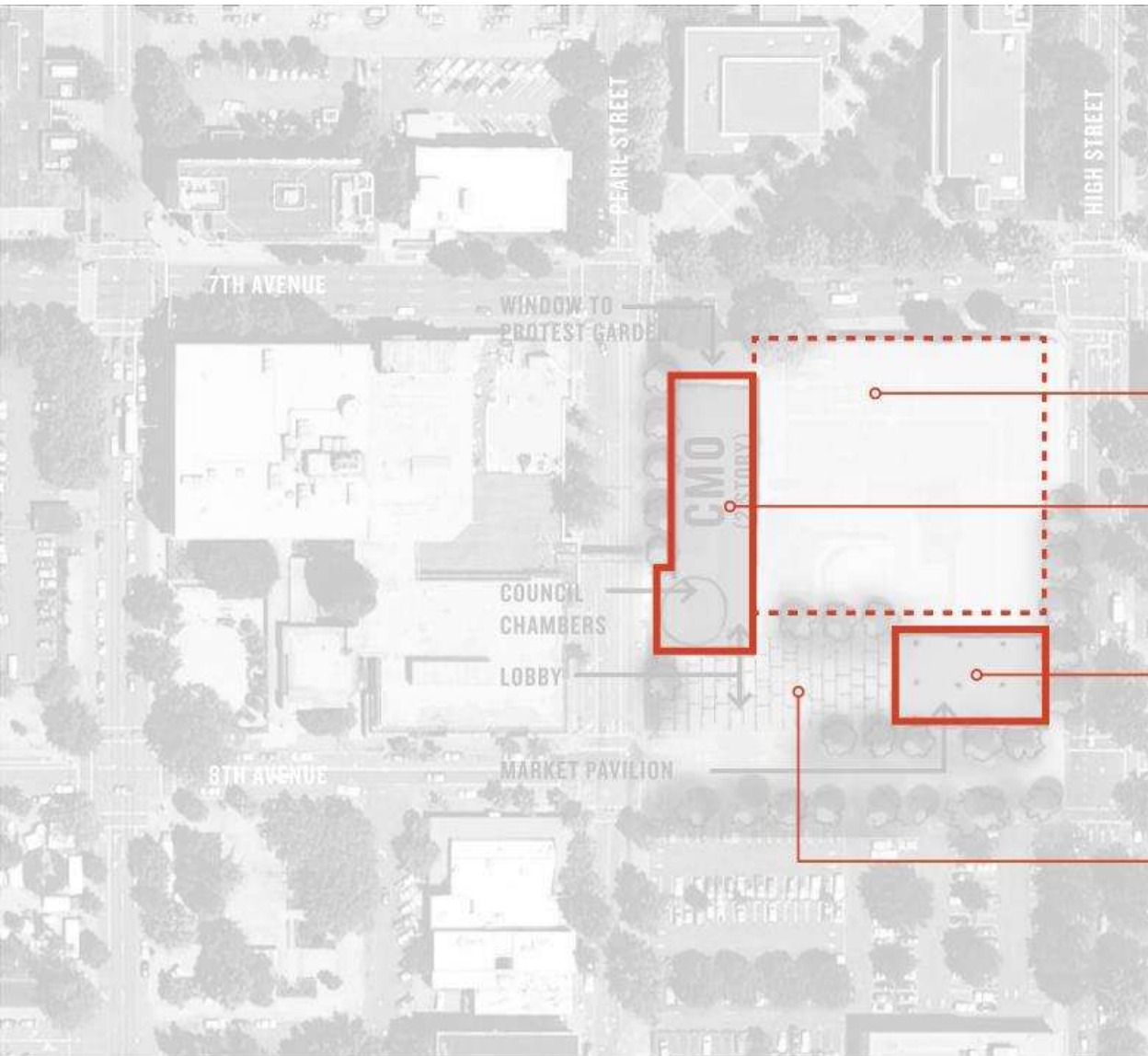
OPTION 2: RE-USE FOCUS- 8TH + HIGH



TOTAL DEMO AREA: 102,400 SF
TOTAL NEW EXTERIOR ENVELOPE AREA: 22,500 SF

- 50,000 SF: NEW SURFACE PARKING @ GRADE**
- DEMO EXISTING
+ FILL TO SIDEWALK LEVEL
- 6,100 SF: NEW COUNCIL CHAMBERS**
- DEMO EXISTING
+ NEW CONSTRUCTION
- 35,000 SF: NEW COUNCIL CHAMBERS**
+ PAVERS AND PLANTINGS, INCLUDES 8TH + HIGH
- 24,000 SF: RENOVATED CMO**
- DEMO EXISTING FLOOR, KEEP COLUMNS AND ROOF
+ NEW FLOOR @ SIDEWALK LEVEL
+ NEW EXTERIOR ENVELOPE
+ NEW INTERIOR PARTITIONS
- 27,000 SF: EXISTING ROOF**
(WITH 3,650 SF OF ROOF EXTENDED OVER NEW PLAZA, SHOWN HATCHED)

OPTION 3: PAVILIONS ON THE PLAZA



TOTAL DEMO AREA: 102,400 SF
TOTAL NEW EXTERIOR ENVELOPE AREA: 19,000 SF

56,000 SF: SURFACE PARKING @ GRADE
-DEMO EXISTING
+FILL TO SIDEWALK LEVEL

34,000 SF: NEW CMO (2 STORIES)
DEMO EXISTING
+NEW CONSTRUCTION

9,800 SF: MARKET PAVILION
KEEP ROOF AND COLUMNS
-REMOVE SLAB
+NEW FLOOR @ SIDEWALK ELEVATION
+NEW ENVELOPE

35,000 SF: PLAZA
+PAVERS AND PLANTINGS

OPTION 4: CONNECTIONS ALONG PEARL



TOTAL DEMO AREA: 102,400 SF
TOTAL NEW EXTERIOR ENVELOPE AREA: 19,000 SF

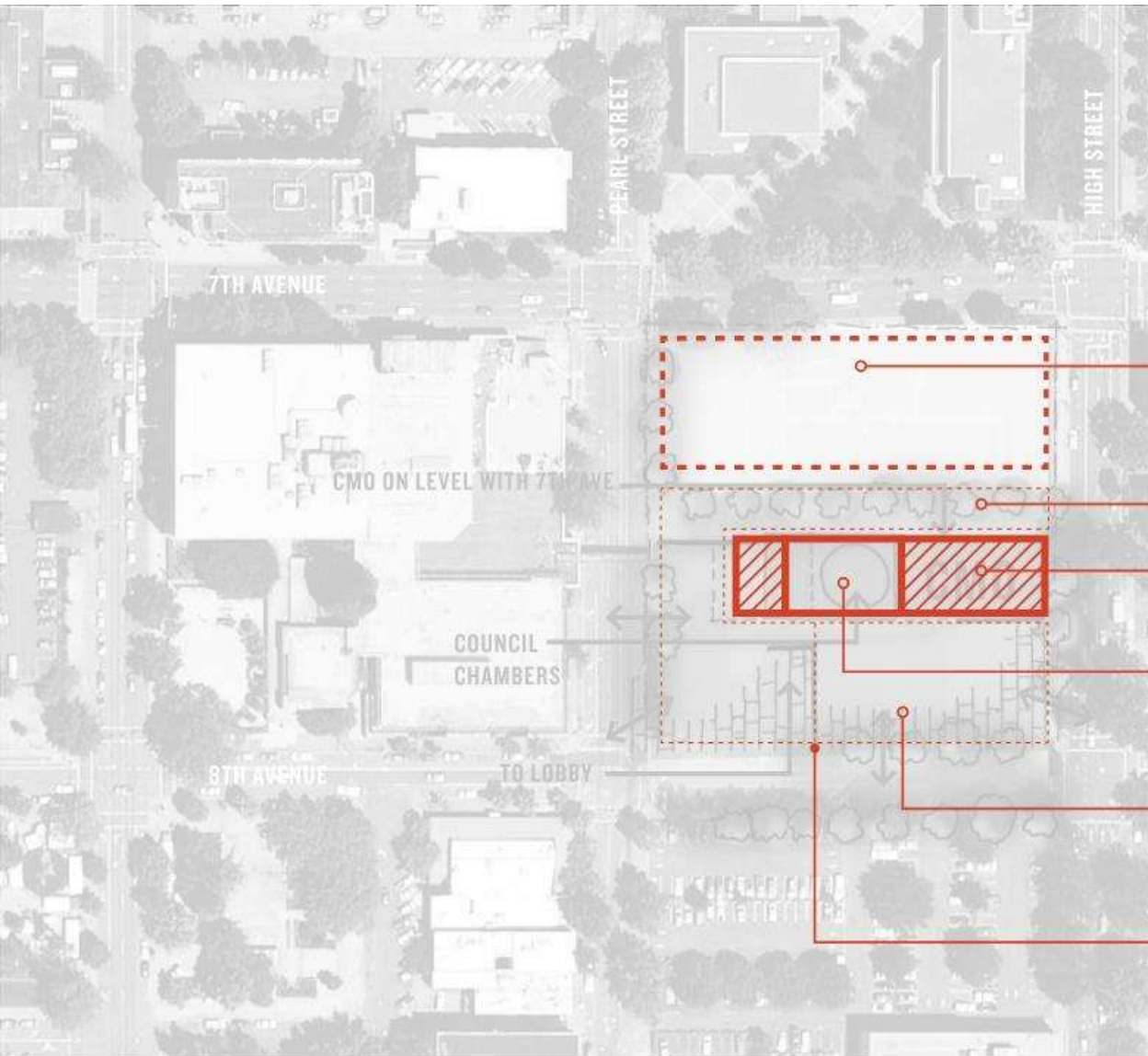
70,000 SF: SURFACE PARKING @ GRADE
-DEMO EXISTING
+FILL TO SIDEWALK LEVEL

38,000 SF: NEW CMO (2 STORIES)
-DEMO EXISTING
+NEW CONSTRUCTION

28,500 SF: PLAZA
+PAVERS AND PLANTINGS

[WORK BY OTHERS]

OPTION 5: GREAT MARKET STREET



TOTAL DEMO AREA: 102,400 SF
TOTAL NEW EXTERIOR ENVELOPE AREA: 13,400 SF

38,000 SF: SURFACE PARKING @ GRADE
- DEMO EXISTING
+ FILL TO SIDEWALK LEVEL

[LANDSCAPE AREA]

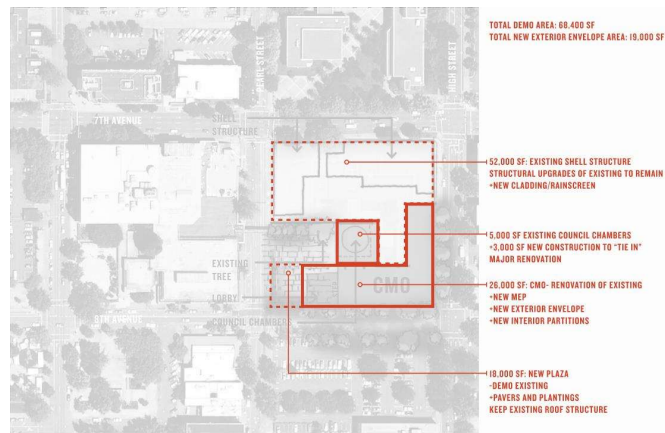
20,000 SF: NEW CMO (1 STORY)
BELOW MOUNDED LANDSCAPING W/ OCCUPIABLE ROOF
+ NEW CONSTRUCTION (AT CURRENT PARKING LEVEL)

6,500 SF: NEW COUNCIL CHAMBERS
1 STORY ABOVE MOUND ELEVATION
+ NEW CONSTRUCTION

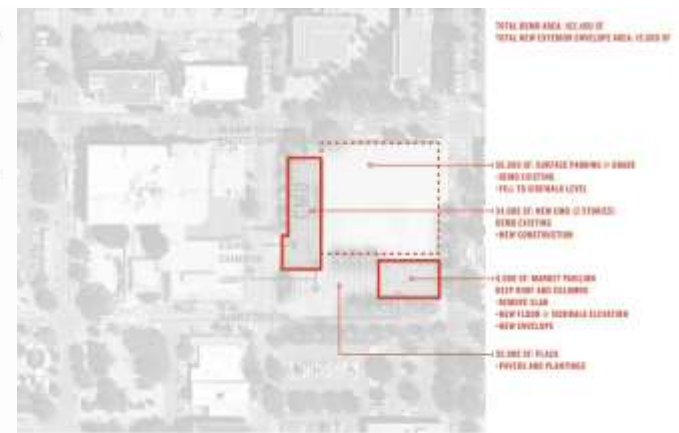
60,000 SF: NEW MOUNDED PLAZA/LANDSCAPE
(INCLUDING LANDSCAPE BUFFER)
+ PLANTINGS AND PAVERS AND SOD

PLAZA ENTRY FROM 8TH

OPTION 6: DECISIONS ON THE HILL



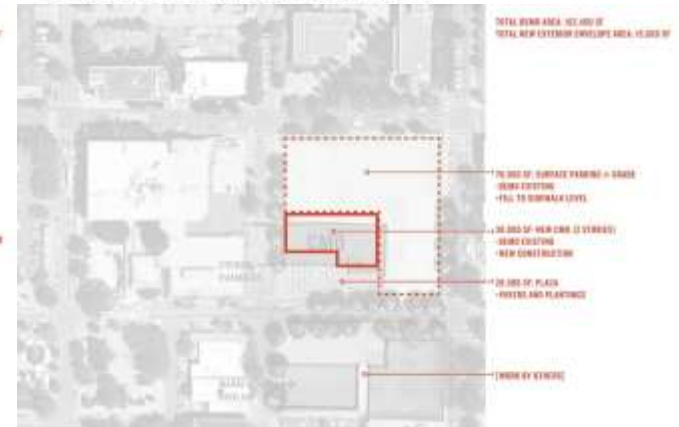
OPTION 1: RE-USE FOCUS



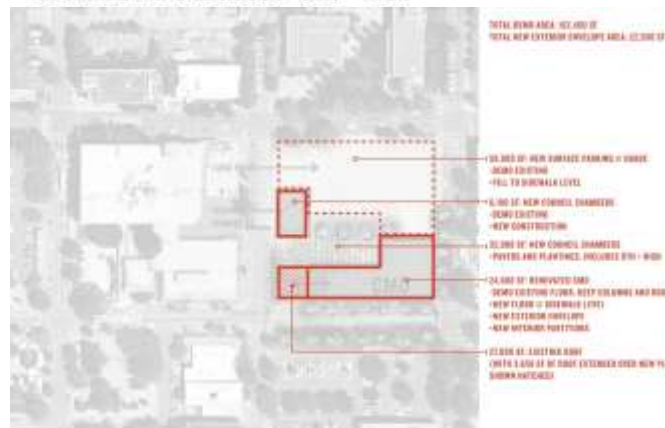
OPTION 4: CONNECTIONS ALONG PEARL



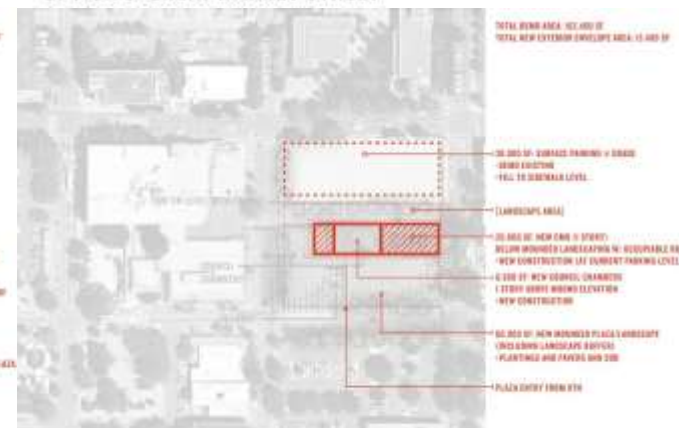
OPTION 2: RE-USE FOCUS- 8TH + HIGH



OPTION 5: GREAT MARKET STREET



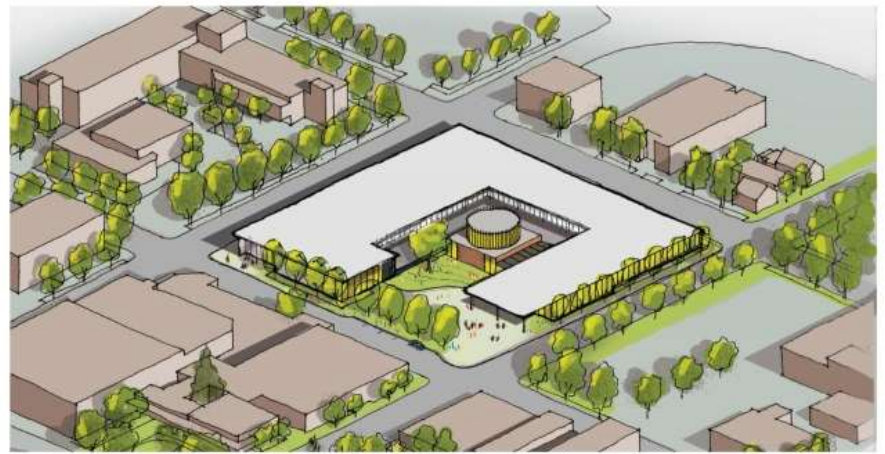
OPTION 3: PAVILIONS ON THE PLAZA



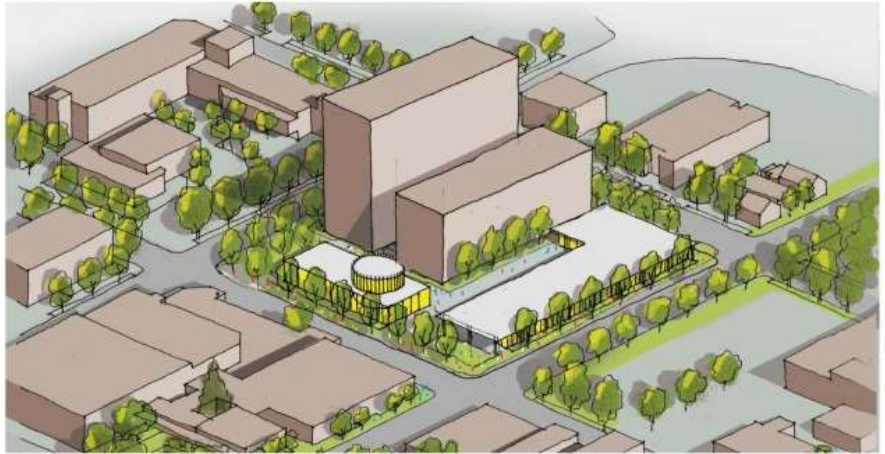
OPTION 6: DECISIONS ON THE HILL

OPTIONS

RENOVATE



HYBRID



BUILD NEW

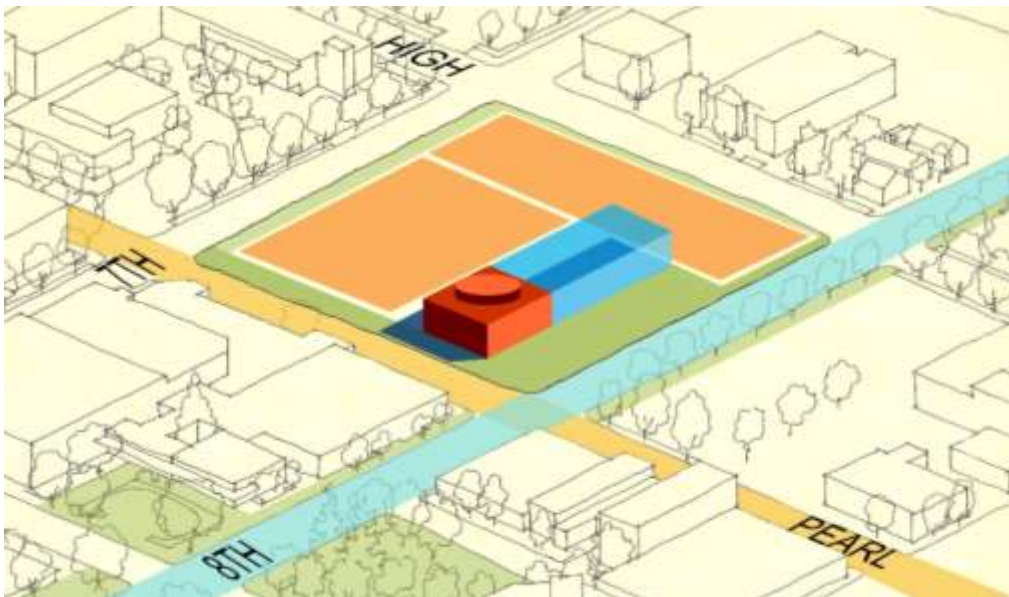


RECOMMENDATIONS FROM FEBRUARY



FRAMEWORK

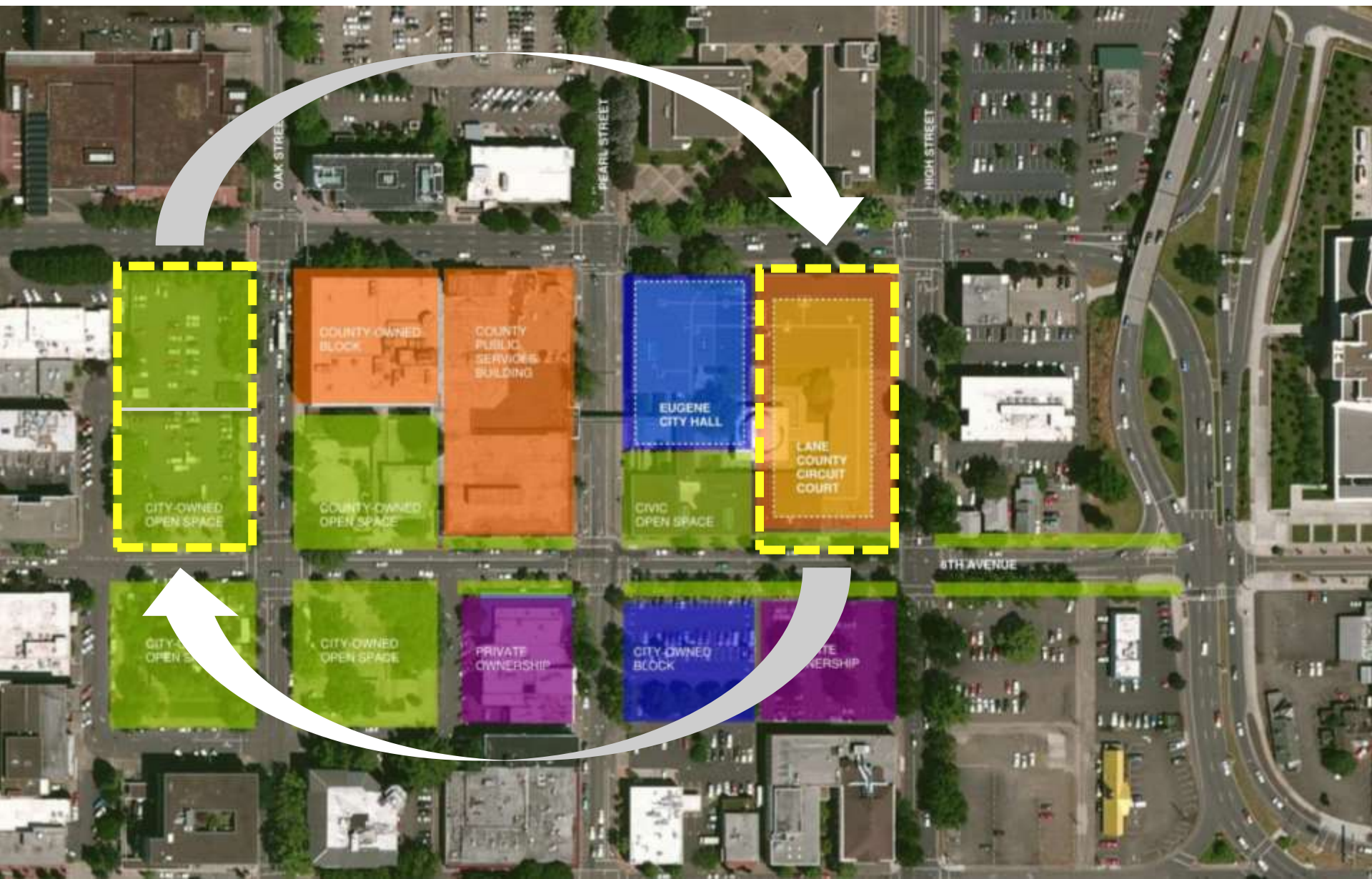
- New Civic Identity
- Meets Phase 1 Needs
- Reinforces 8th Avenue
- New City Hall Open Space
- On-site Parking
- Future Opportunities



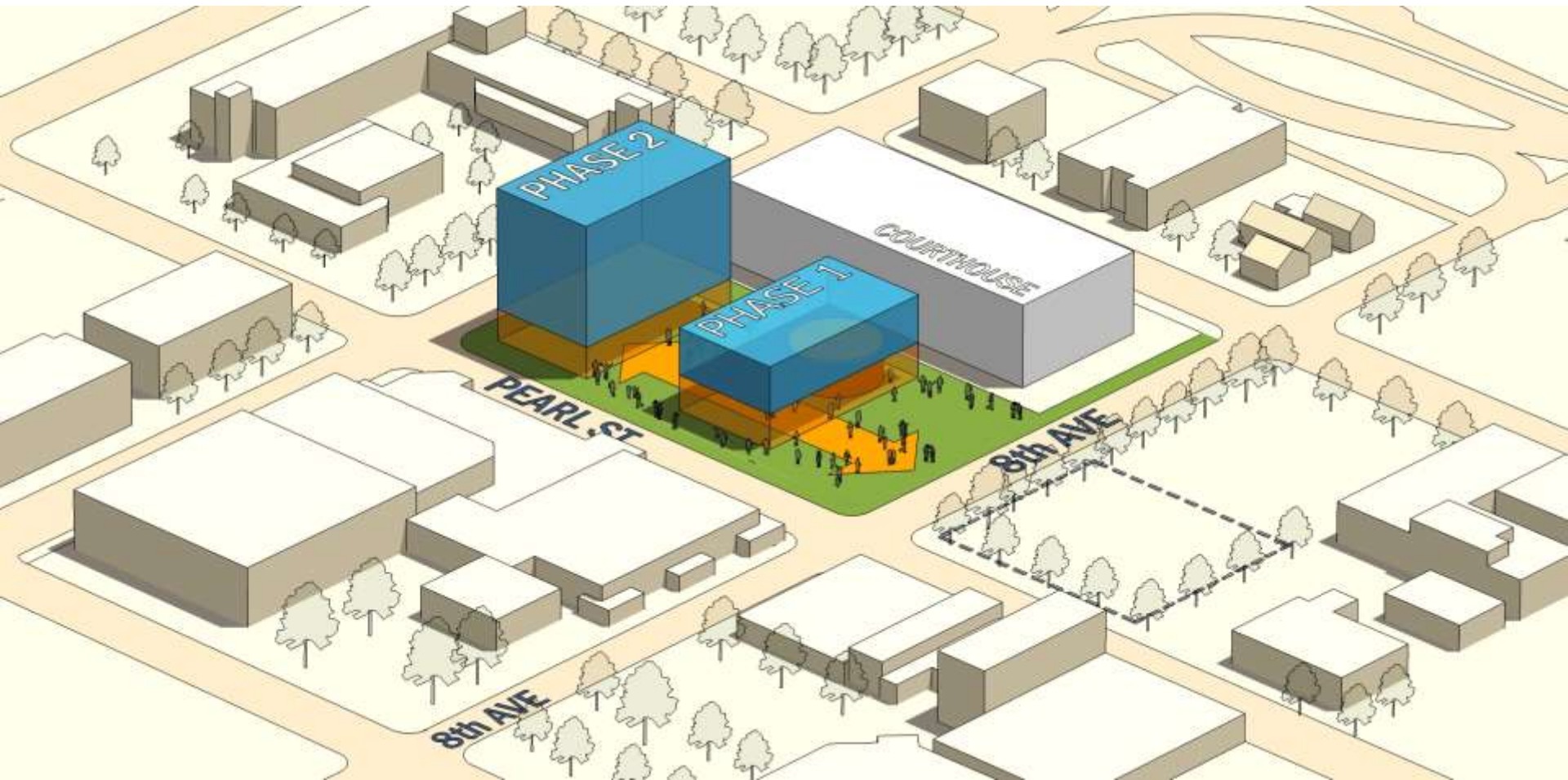
COUNCIL CHAMBER

- Connect to Public Realm
- Retain Iconic Elements
- Improve Function
- Democratic Form

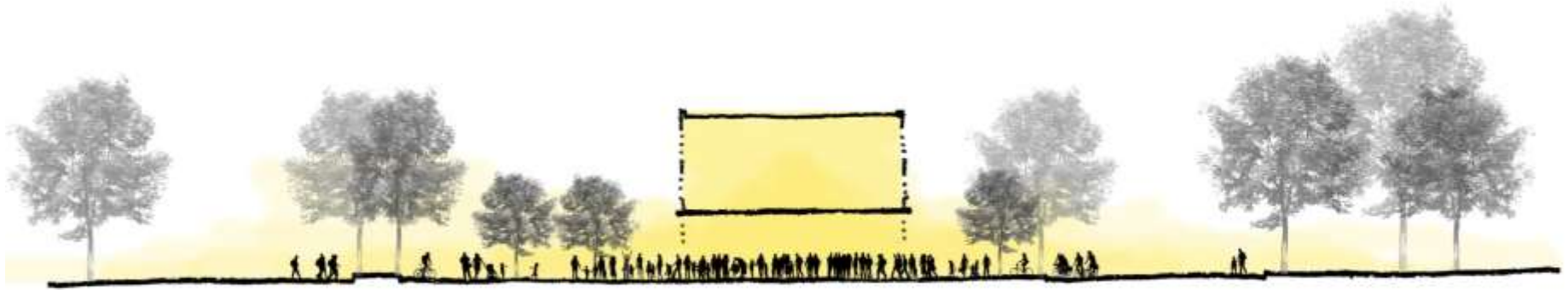
CITY / COUNTY LAND EXCHANGE



THINK BIG PROPOSED SITE FRAMEWORK



CONCEPTUAL FRAMEWORK



THE PEOPLE ARE THE CITY

SHAKESPEARE

CORIOLANUS

JULY 14TH COUNCIL UPDATE

A CIVIC HEART AND A REASON TO GO



**IN THIS CASE:
WHY DOESN'T RENOVATION MAKE SENSE?**

COSTS

ACCESSIBILITY

STRUCTURE

ENERGY

DEVELOPMENT VALUE

PROJECT VALUES + GOALS

2011 CONCEPTUAL COST ESTIMATE

Eugene City Hall Rebuilding Project :: Final Report :: Appendix B :: December 30, 2011



EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/8/2011

PROJECT INFORMATION		
SOUTH WING (A)	14,226	SF
EAST WING (B)	12,548	SF
NORTH WING (C)	20,730	SF
WEST WING (D)	9,739	SF
BASEMENT LEVEL (H)	18,354	SF
COUNCIL CHAMBERS	4,290	SF
FIRE STATION	9,884	SF
PARKING LEVEL	61,824	SF - Less Fire Station
TOTAL GROSS BUILDING AREA:	182,380	SF
SITE AREA:	564,529	SF

Code	Program Item	ITEM	QUANTITY	UNIT	UP	SUB-TOTAL	TOTAL	GDSTOP	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT									
EUGENE CITY HALL REBUILDING OPTION									
1		Selective Demolition	182,380	sf					
		General Requirements							
1.01		Temp. Facilities, Safety & Layout	102,380	sf	0.38	46,716			
1.01		Asbestos Abatement & PAU, M&E							
1.01		Asbestos Abatement & Rec. Mat.	-	sf	-	-\$0			Not Included
		Building & Substructure Demolition							
1.01		Remove All Surfaces & System in Existing Buildings	80,491	sf	1.90	150,889			
1.01		Remove Existing Exterior Vertical Glazing	44,377	sf	0.75	30,557			
1.01		Remove Existing Exterior Wall & Skin at Occupied Spaces	5,891	sf	2.00	11,782			
1.01		Remove Existing Exterior Wall & Skin at NE Corner Shared Space	5,760	sf	2.00	11,520			
1.01		Remove wall and ceiling at west side (isolates new wall)	940	sf	49.04	46,120			
1.01		Remove Existing Building in 5th Corner	12,533	sf	5.20	65,541			
1.01		Temp. scaffolding to support partial masonry	3,300	sf	4.50	14,850			
1.01		Post Removal for Daylights	4,340	sf	10.75	46,620			
1.01		Earthwork & Utilities							
1.01		Excavate Lower Level Slab Area (less Parking 18,240)	302	cu		-			
1.01		Site Utilities: Water, Fire Alarm & Sanitary Sewer Removal/Stop	104,820	sf	0.25	26,202			
1		Selective Demolition	182,380	sf		303,196		3.19	
2		Access Upgrades	182,380	sf					
		General Requirements							
2.01		Temp. Facilities, Safety & Layout	102,380	sf	0.45	75,072			
2.01		Selective Demolition							
2.01		Selective Demolition for new Shear Walls	8,100	sf	2.25	18,225			
		Structural Upgrades							
2.01		Lower Level New Concrete Shear Walls & Foundations	4,140	sf	80.25	332,632			includes shear walls under chamber
2.01		Upper Level New Concrete Shear Walls & Foundations	3,860	sf	80.25	309,765			
2.01		M&E: Structural Shear Bracing & Connections	162,330	sf	0.50	81,165			
2.01		Upgrade existing CMU walls (vertical/corner)	-	sf	75,000.00	-			
2		Access Upgrades	182,380	sf		678,518		6.83	
3		Expanded Council Chamber	6,900	sf					
		General Requirements							

= \$11M

2011 COST ESTIMATE

MISSING COST AND SCOPE

- INADEQUATE STRUCTURAL UPGRADES
- INADEQUATE COUNCIL CHAMBER IMPROVEMENTS
- INCOMPLETE THERMAL ENVELOPE
- NO COST TO ADDRESS SAGGING FLOORS
- INADEQUATE ALLOWANCE FOR HVAC SYSTEM
- ONLY ELEVATOR SERVES UNOCCUPIED SPACE
- UNDERESTIMATED SF COSTS AND AREAS
- NO DESIGN CONTINGENCY (+/- 20%)
- MISSING CONSTRUCTION COST ESCALATION (16.5%)

2011 COST ESTIMATE

CONCLUSION

- INCOMPLETE
- OUT OF DATE
- DOES NOT MEET PROJECT REQUIREMENTS

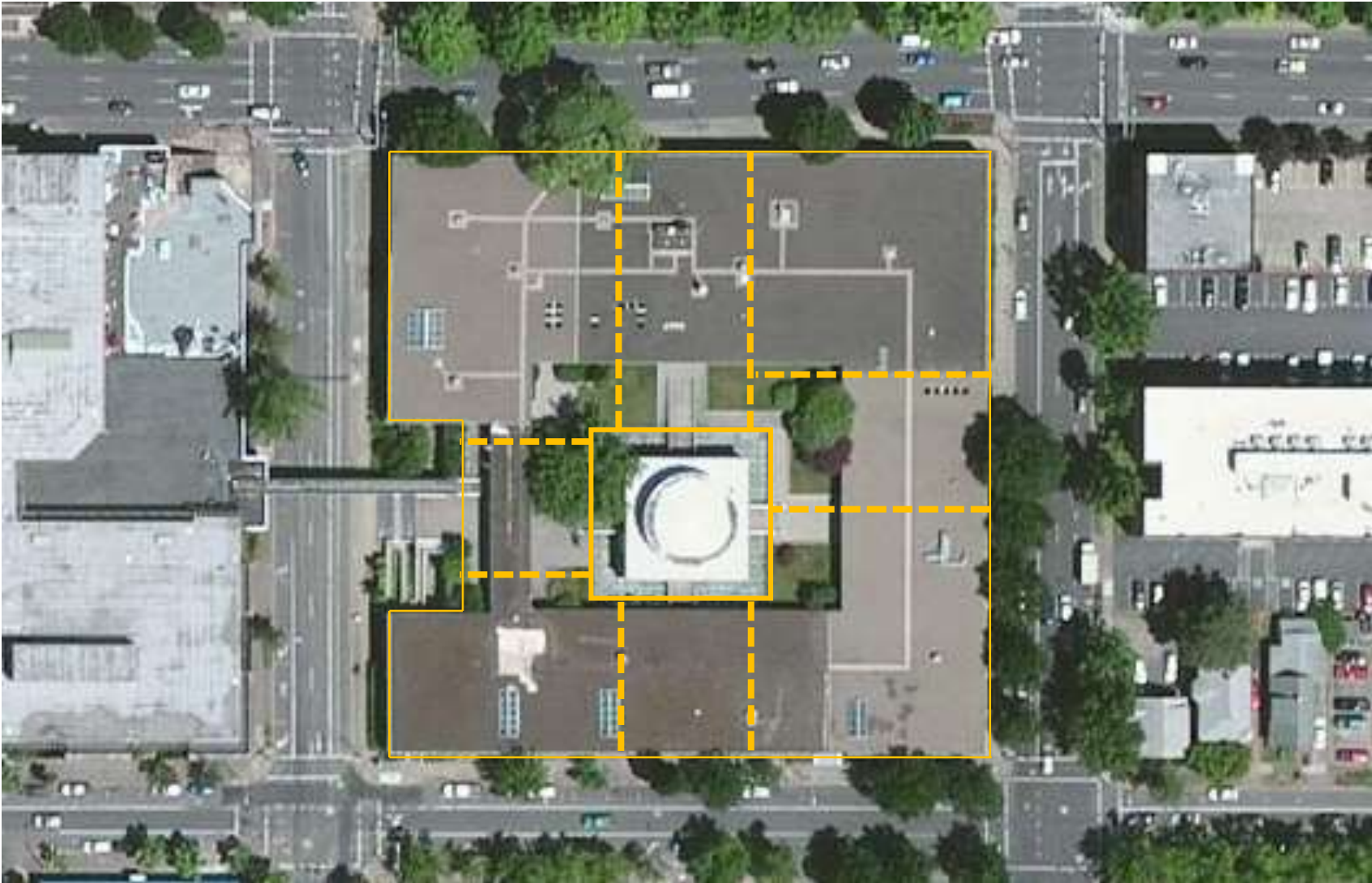
- MISSING CONTINGENCY AND STRUCTURAL IMPROVEMENTS ALONE ARE A 30-40% DIFFERENCE

THE 2011 COST ESTIMATE SHOULD NOT BE A BASIS FOR DECISIONS RELATED TO THIS PROJECT.

ACCESSIBILITY INHERENT BARRIERS



CONCRETE FRAME EXISTING CONDITIONS



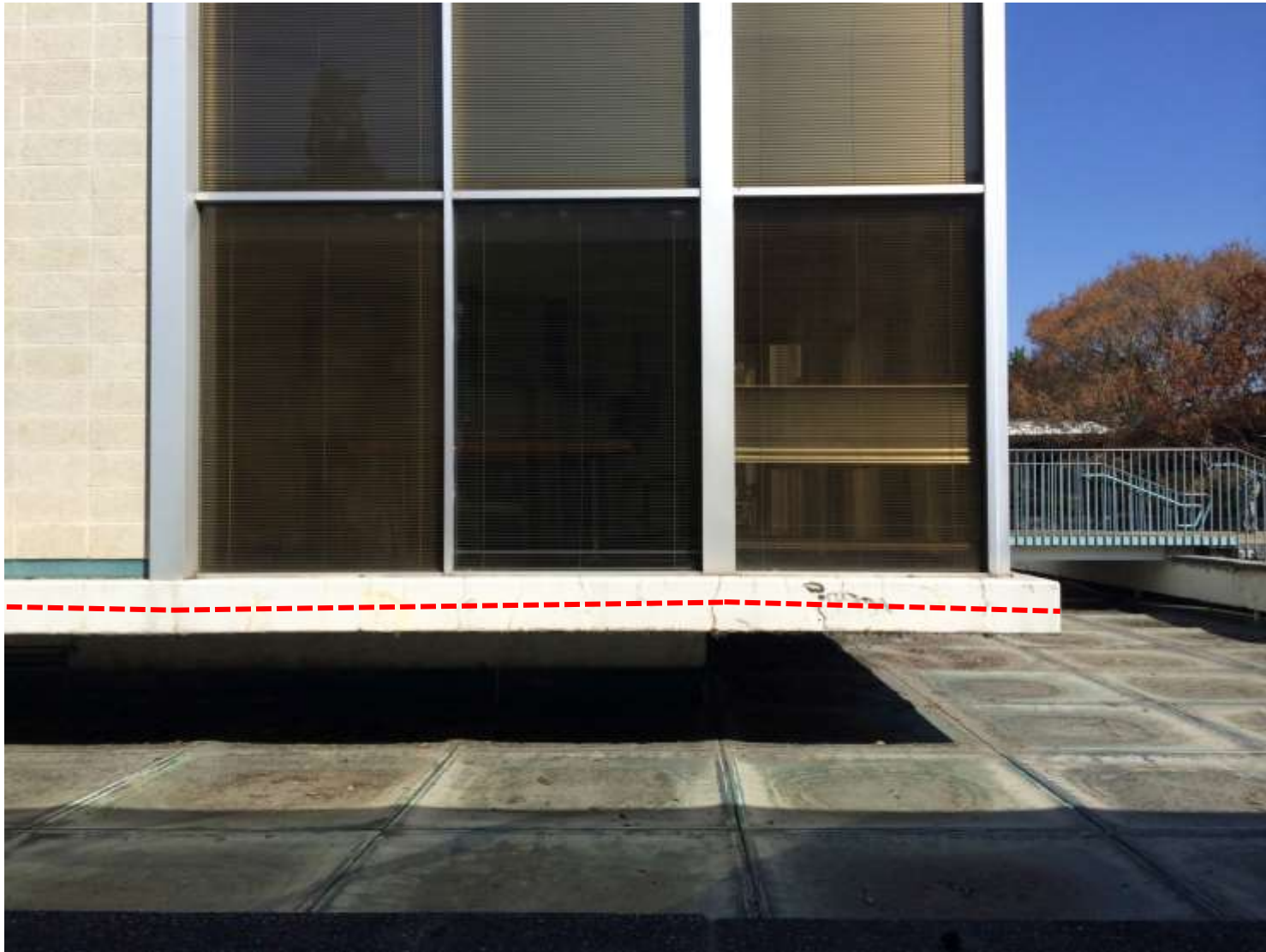
CONCRETE FRAME EXISTING CONDITIONS



CONCRETE FRAME EXISTING CONDITIONS



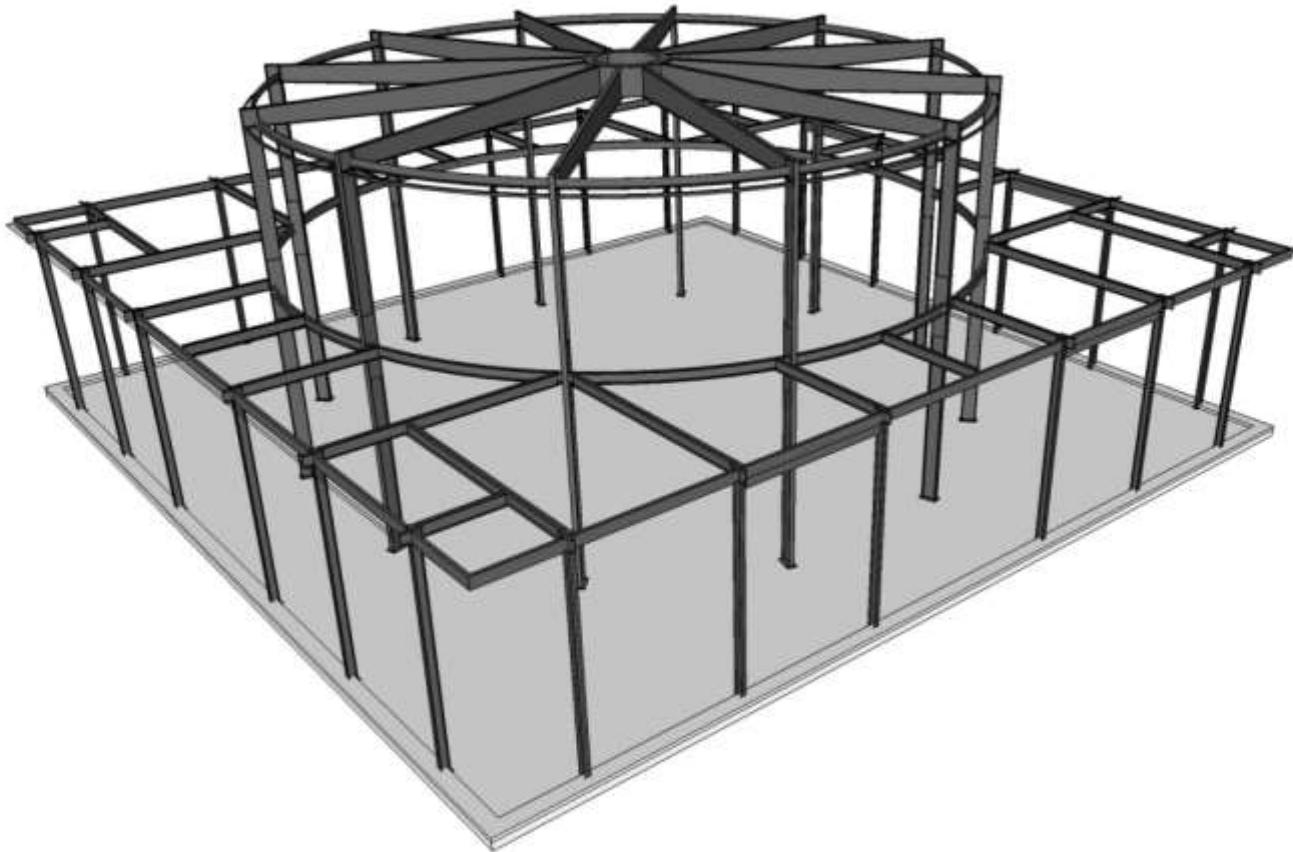
COUNCIL CHAMBER STRUCTURAL



COUNCIL CHAMBER STRUCTURAL



COUNCIL CHAMBER STRUCTURAL

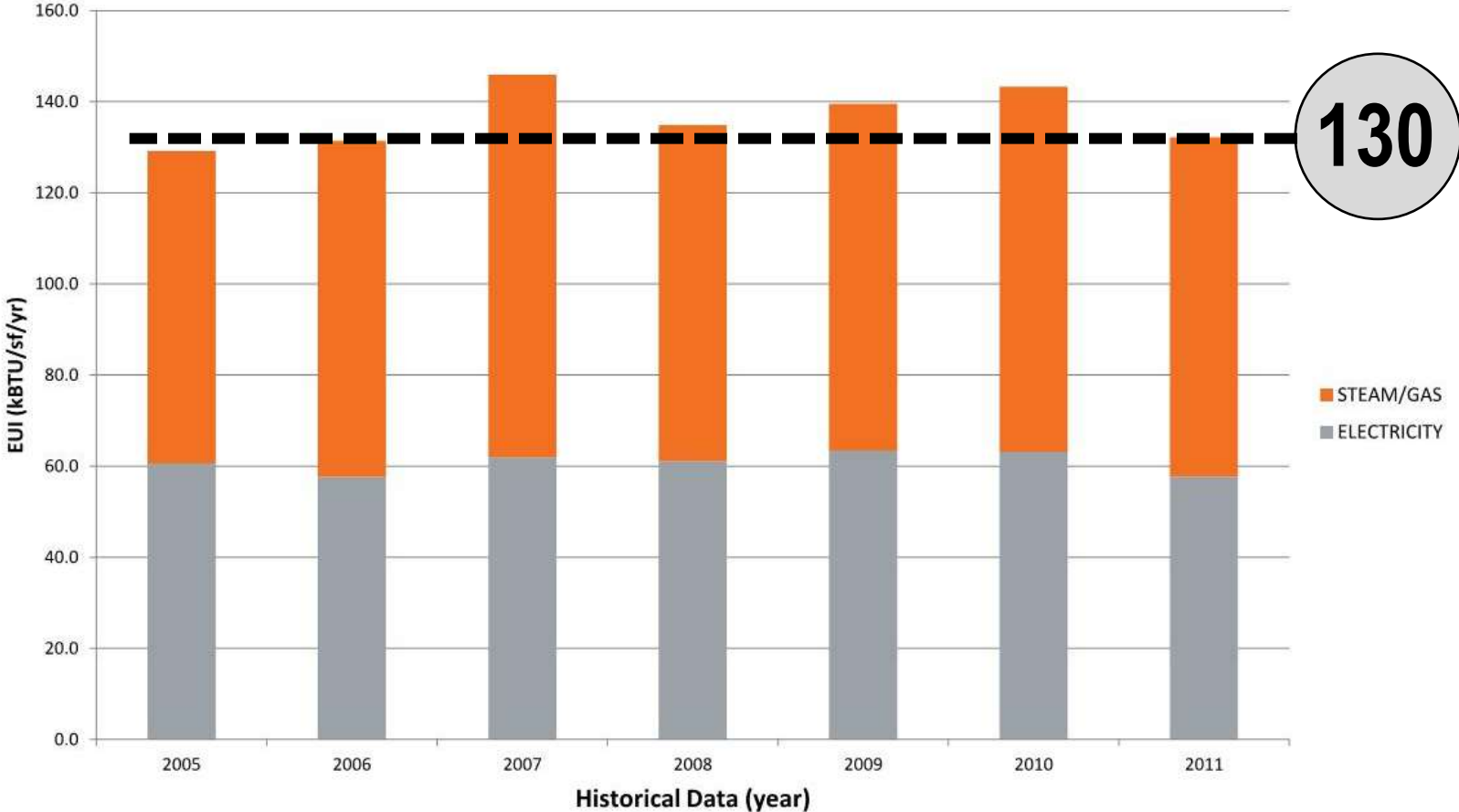


COUNCIL CHAMBER ENERGY

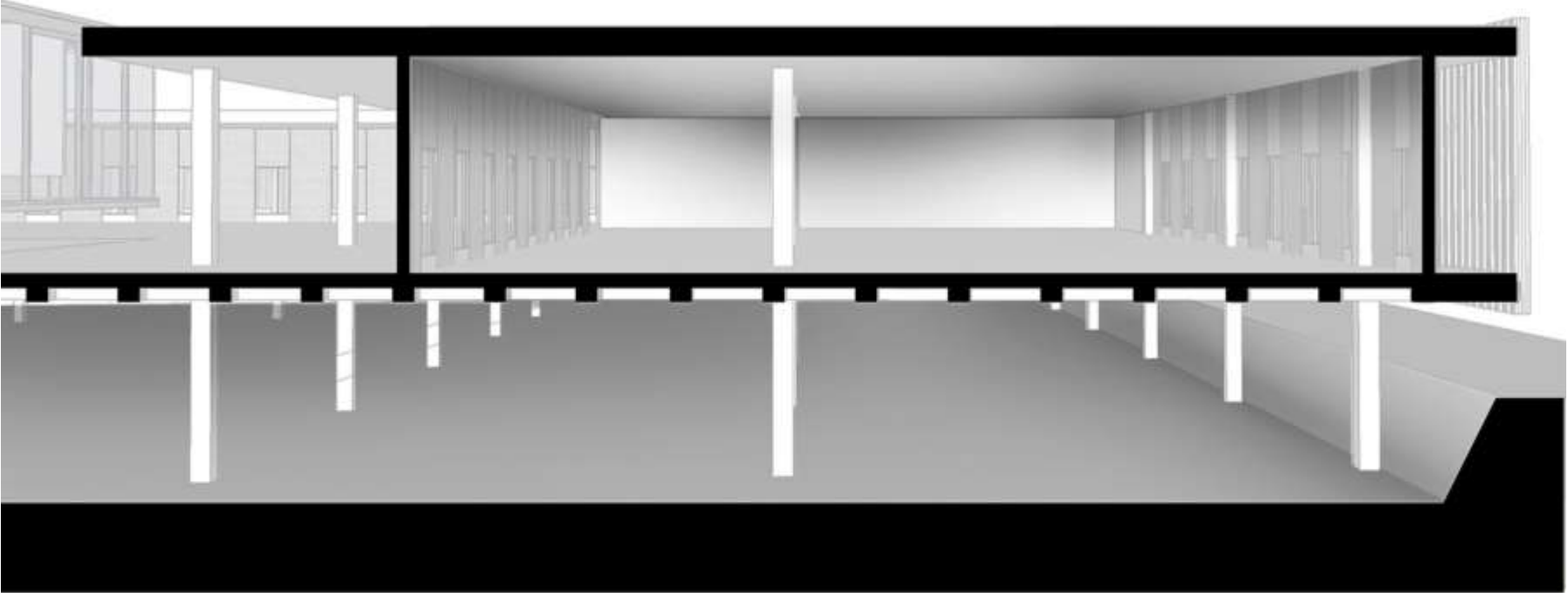


ENERGY PERFORMANCE STUDIES

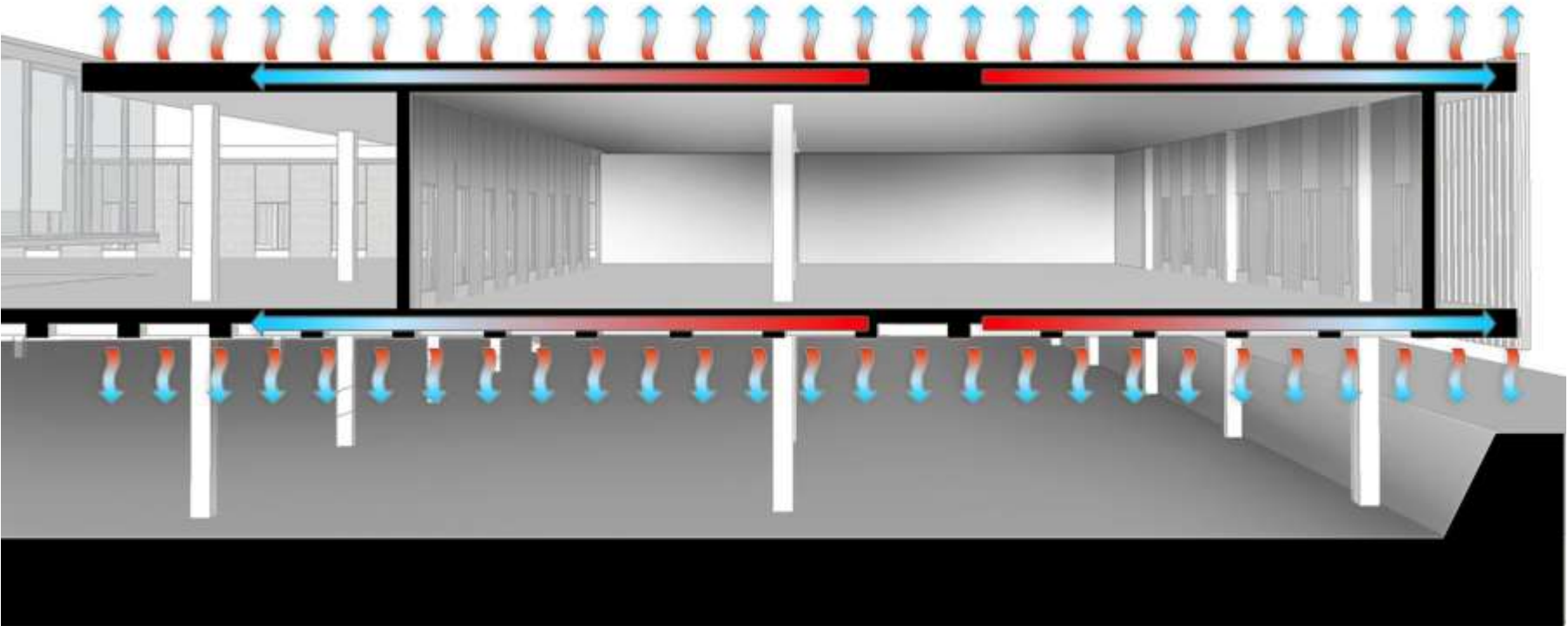
Eugene City Hall Energy Use History



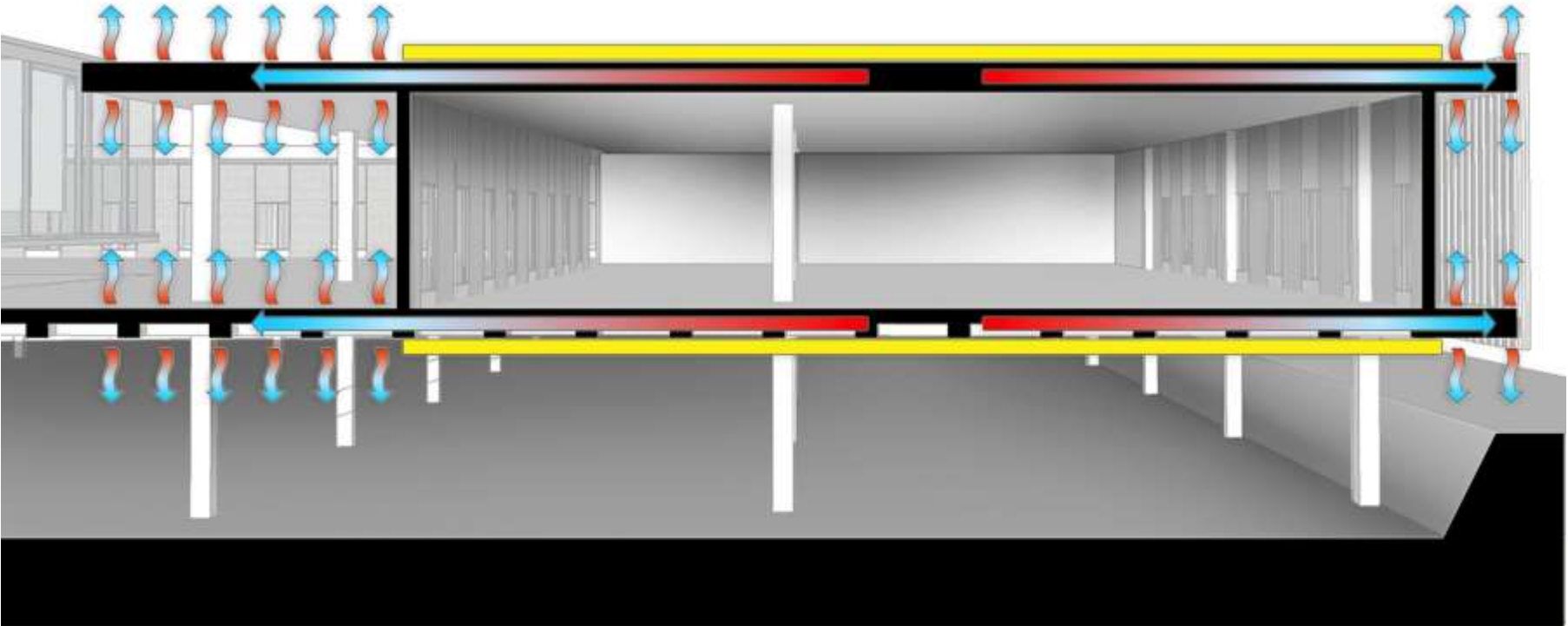
ENERGY PERFORMANCE EXISTING



ENERGY PERFORMANCE CHALLENGES

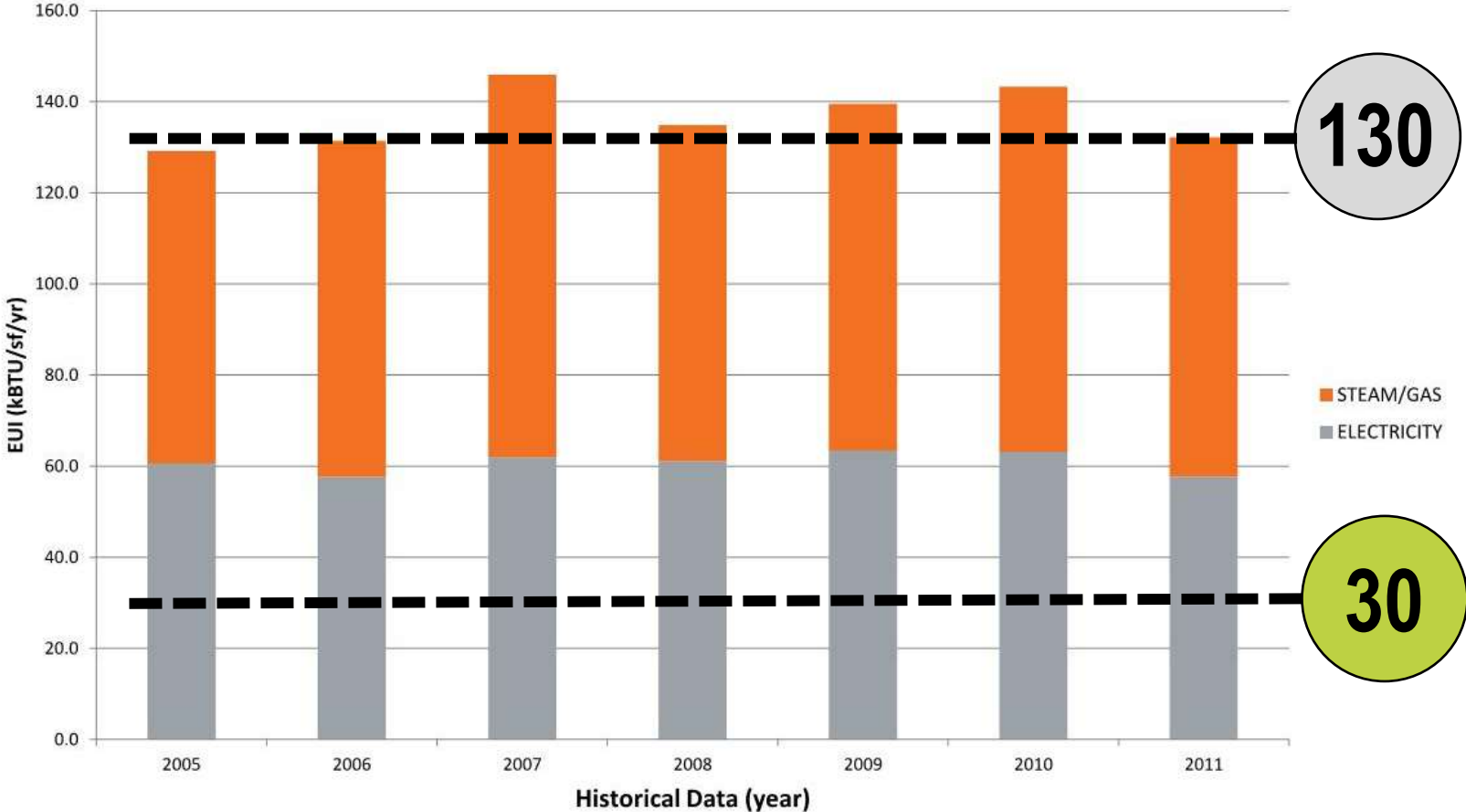


ENERGY PERFORMANCE THERMAL BRIDGES



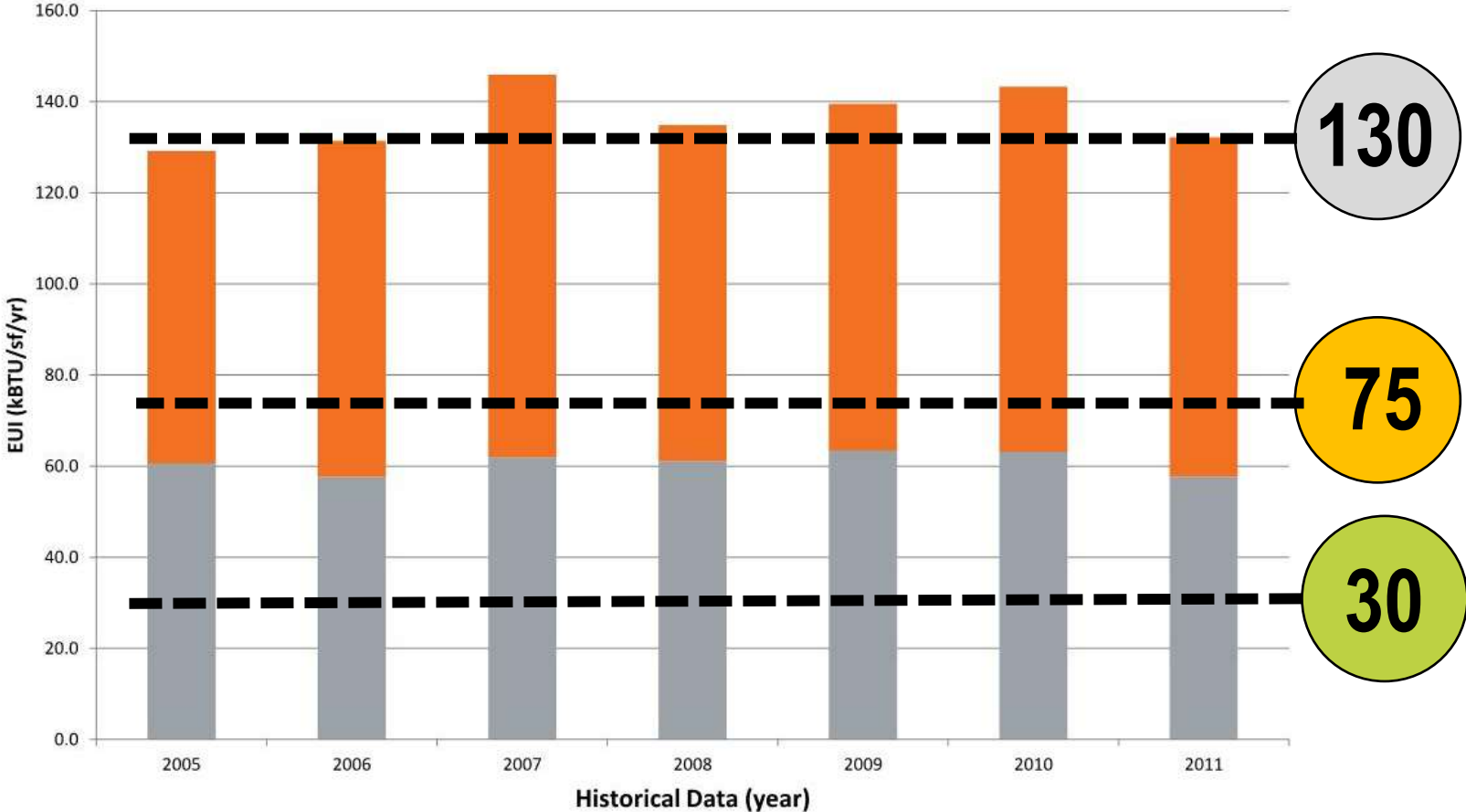
ENERGY PERFORMANCE STUDIES

Eugene City Hall Energy Use History



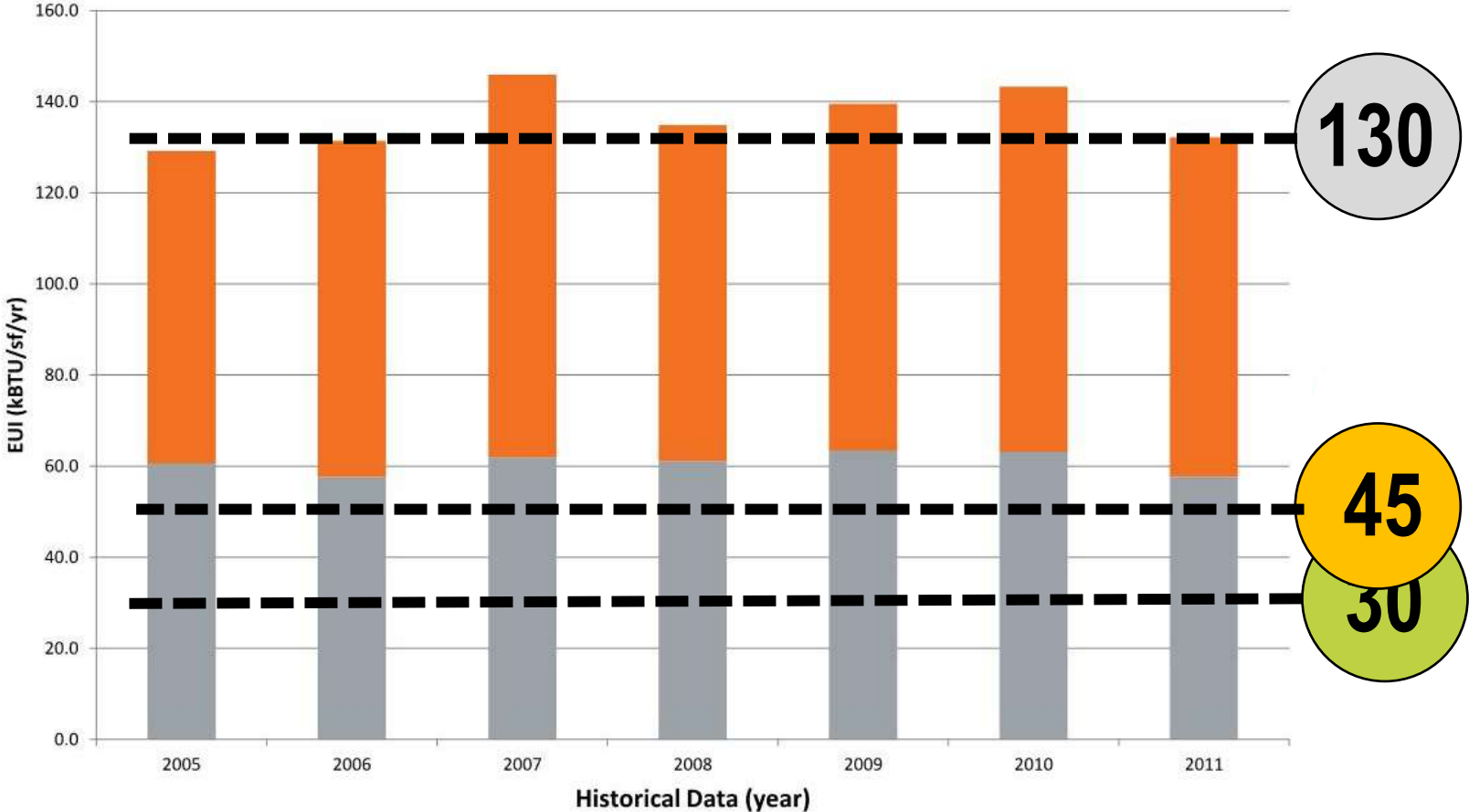
ENERGY PERFORMANCE STUDIES

Eugene City Hall Energy Use History



ENERGY PERFORMANCE STUDIES

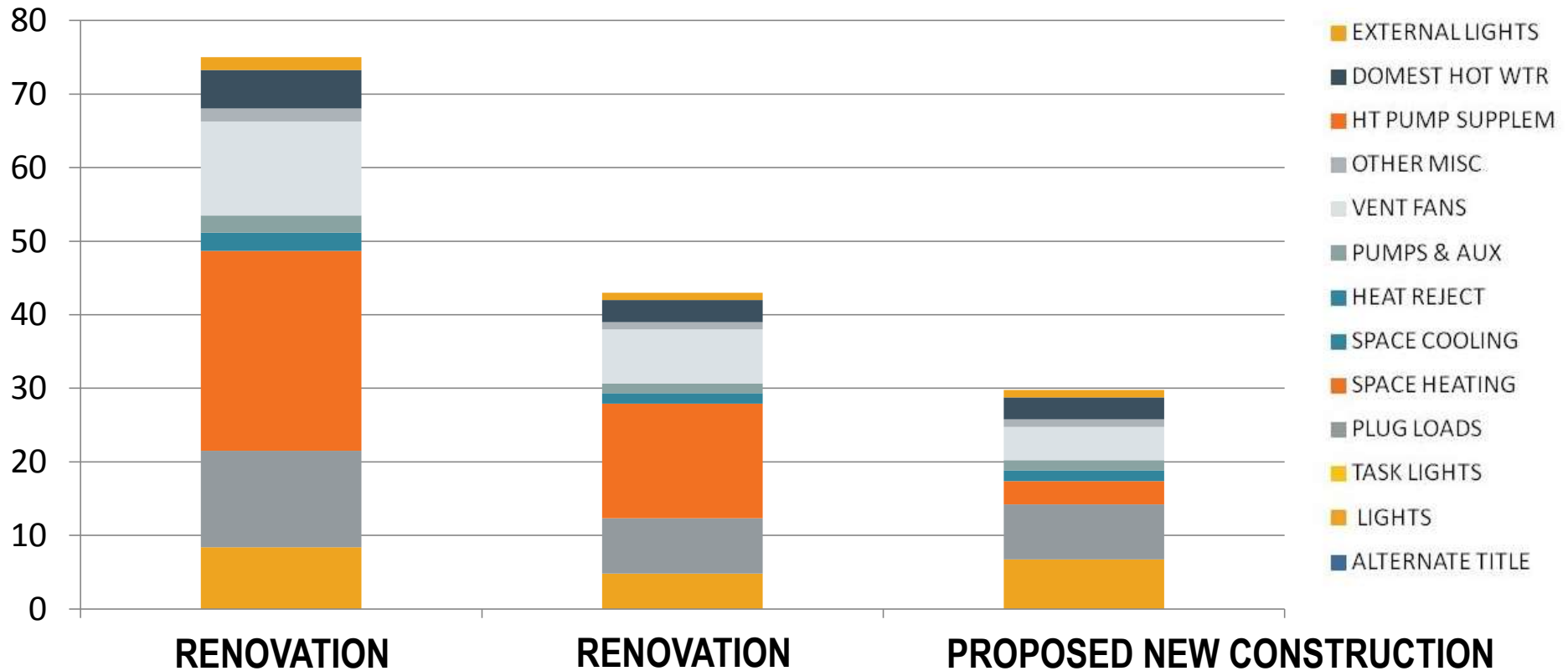
Eugene City Hall Energy Use History



EUI = 75

EUI = 45

EUI = 30



**LIKELY
BEST OUTCOME**

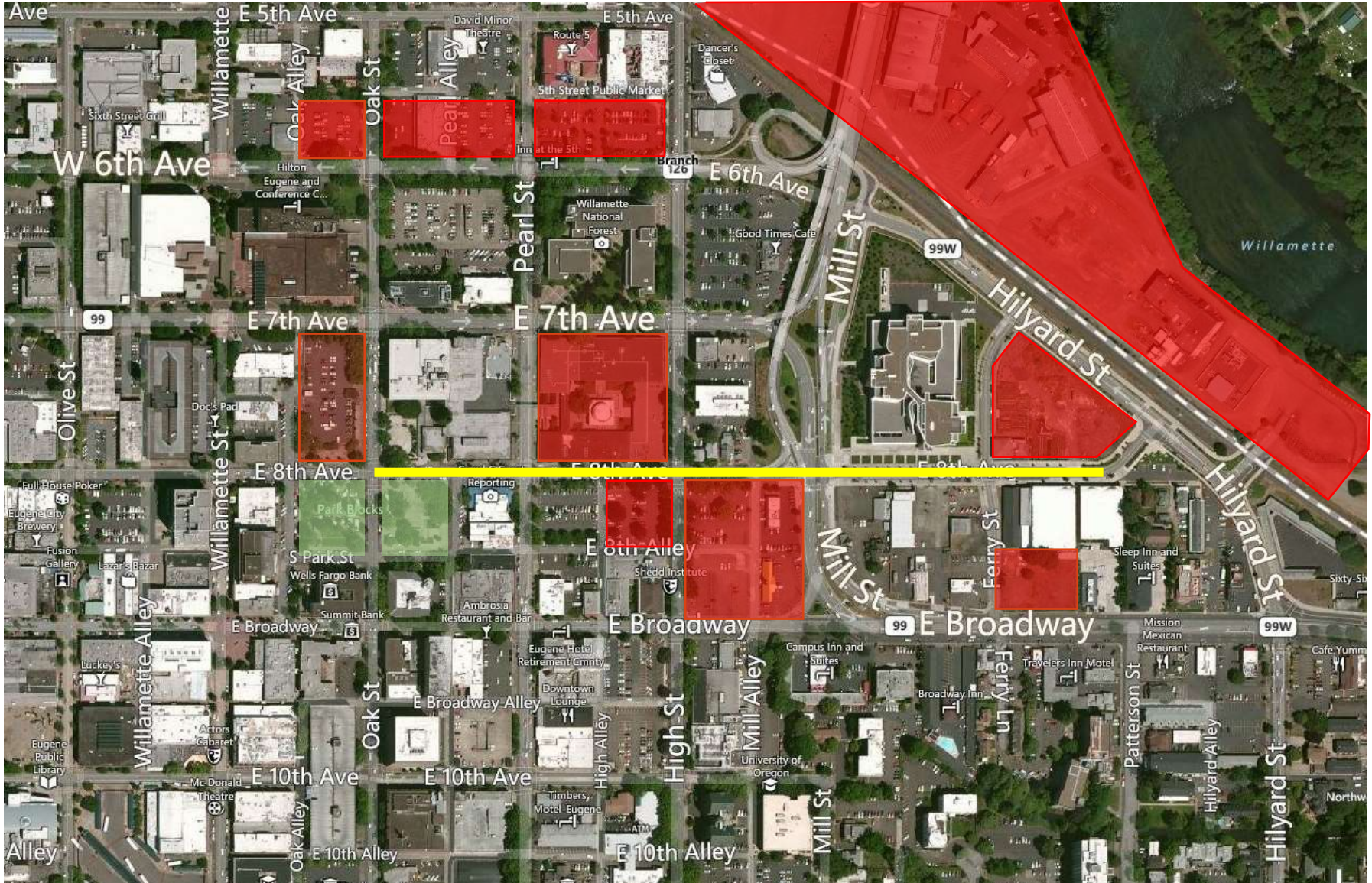
**EXTRAORDINARY
EFFORT
+ ADDITIONAL COST**

**ACHIEVABLE
WITHIN BUDGET**

DEVELOPMENT SUNK vs VARIABLE COSTS



DEVELOPMENT BALANCE SHEET



PROJECT GOALS EUGENE CITY HALL



CIVIC HEART



GREAT STREET TO RIVER



GREEN CITY



LIVING BLOCK



ACCESSIBLE + WELCOMING



ENDEARING QUALITY



OUTWARD, NOT INWARD



A REASON TO GO

EUGENE CITY HALL

A CIVIC HEART AND A REASON TO GO

