

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



City Hall Workshop

Meeting Date: September 22, 2014
Department: Central Services
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Mike Penwell
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ISSUE STATEMENT

The purpose of this workshop is to provide the council with the technical information that led to the development of the final concept design and site framework for the City Hall project and to facilitate a question and answer session with the council that focuses on the analysis of the current site. This workshop accompanies the City Hall work session scheduled on September 24, 2014.

BACKGROUND

At the September 8, 2014, work session, the council passed a motion to pause the work of the City Hall project in order to clarify council direction relative to this project at the September 24 work session. To prepare for that work session, the City Hall project team and City staff will use a workshop format on September 22, to present background information on the development of the final concept design and site framework for the project.

Members of the multi-disciplinary team of sustainable design professionals led by Eugene-based Rowell Brokaw Architects with assistance from The Miller Hull Partnership of Seattle and McKenzie Commercial Contractors from Eugene conducted an assessment of the current building and site. Many of them will be present to participate in the workshop. The professionals that will be available to provide information and answer questions include:

- John Rowell, Principal, Rowell Brokaw Architects
- Kaarin Knudson, Project Manager, Rowell Brokaw Architects
- Scott Wolf, Principal, The Miller Hull Partnership
- Adin Dunning, Design Architect, The Miller Hull Partnership
- John McDonald, Structural Engineer and Principal, Catena Engineering
- Marc Brune, Mechanical Engineer, PAE Consulting Engineers
- Brian Vannemann, Principal, Leland Consulting
- Jim Mender, Project Manager, McKenzie Commercial Contractors

A recap of recent council history related to the work of the current project team for City Hall is included below. A complete history of council action back to 2001 is included in the Agenda Item Summary for September 24.

In mid-2013, Eugene-based Rowell Brokaw Architects was selected to lead the design team for the City Hall project with assistance from The Miller Hull Partnership in Seattle, a firm that has won numerous regional and national awards for its innovative sustainable design work. The remainder of the integrated design team for this project includes some of the leading experts in the Pacific NW in the fields of engineering, landscape architecture, cost estimating, and whole building commissioning. In a separate competitive selection process, Eugene-based McKenzie Commercial Contractors was selected as the Construction Manager/General Contractor (CM/GC) for the project to provide construction consulting and cost estimating during the design process, and to serve as the general contractor during construction.

At the February 10, 2014, work session, the design team presented the results of their research, analysis, and design exploration work culminating in a recommendation to proceed with a build new design concept that could maintain the option of reusing the existing council chamber. The design team also explained the challenges and limitations inherent in reusing the existing council chamber and suggested it would likely be less expensive to build a new council chamber than trying to rebuild the existing council chamber to meet current functional and code requirements. A new council chamber could meet the community's long-term needs better while still carrying forward many of the iconic design elements of the existing chamber. There were supportive comments and general agreement expressed by many of the councilors for the design team to proceed with their recommended concept design for a new Phase One City Hall and the overall site framework.

At the July 14, 2014, work session, the design team presented the final concept design and site framework for the City Hall project that consisted of an all new multi-story Phase One City Hall building set on a public plaza within the context of a larger development framework for the entire site over time. The development framework was designed to provide the flexibility and adaptability to provide adequate expansion space for a consolidated City Hall on the west half of the block in a future phase and respond to other potential development opportunities as they arise on the east half of the block—including additional expansion space for other City functions and/or potential partnerships with other public entities that would maintain the civic nature of the block. At the end of the meeting, the Mayor summarized that she heard a majority of the council voiced agreement for the design team to proceed with their recommended concept design and site framework as they move into the detailed design and construction phases of the project.

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 come to the workshop prepared with any technical questions about how the current concept design and site framework were developed and to request any needed clarification on the information presented at this workshop.

CITY MANAGER'S RECOMMENDATION

There are no specific recommendations at this time.

SUGGESTED MOTION

None at this time.

ATTACHMENTS

No attachments.

FOR MORE INFORMATION

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