

Eugene City Hall

Council Chamber Options

Schedule / Cost Implications

Decisions regarding the Council Chamber are needed by November 6, 2014 to avoid potential change orders and/or additional cost. The demolition of City Hall will occur via two bid packages: 1) The Interior Demolition and Abatement package and the Structural Demolition package. The full scope of work associated with these contracts—which includes the treatment of the Council Chamber structure—needs to be clearly described to avoid change orders. The Interior Demolition and Abatement package is out to bid now, with the bid opening scheduled for October 28.

Decision Parameters

- **Council Chamber can only be moved off-site if it is disassembled.**
The Chamber is taller than the overhead utilities, traffic signals, and street trees on surrounding streets. It is 65' wide and the surrounding streets are 60' wide, with the exception of 7th Avenue.
- **The Chamber can be mothballed and moved to a new location on the City Hall block.**
The design team has provided an estimate of costs to relocate the Chamber on the City Hall block.
- **All options substantially affect the character of the existing structure.**
Abatement will be necessary for re-use, and the interior finishes will continue to degrade over time in an uncontrolled environment. Delaying the decision to abate does not mean the interior is “preserved.” The existing asbestos will need to be abated from the structure before any form of adaptive reuse or disassembly. The Andrew Vincent mural will be removed from the existing Chamber in all options.

Chamber Reuse: Conceptual Costing Input

With reuse, the most flexible and least costly alternative is to retain the Council Chamber's steel structure. The structure could be redesigned to serve a new use with fewer technical demands (e.g., pavilion, semi-conditioned space). The current estimate of \$42,000 includes only the cost of disassembling and storing the steel structure.

The least flexible and most costly alternative is to attempt to retain the existing Council Chamber at a location on the City Hall block. Structural upgrades will be required, and abatement, repair and replacement of interior finishes will be needed.

Options

All options include removing and retaining the Andrew Vincent mural for reuse in the new City Hall and incorporating significant architectural relationships—circle within the square, direct connections between Chamber and garden, democratic meeting form—in the design of the new Council Chamber.

1. Reclaim materials, demolish and recycle steel structure. Salvage useful or valuable materials; demolish and recycle the remaining structure. This direction indicates a preference to reclaim materials from the existing Council Chamber and to credit the recycled value of the steel structure to the project. This option is included within the existing project budget.

Additional Project Cost: \$0

2. Disassemble and retain steel structure for future use. Salvage and recycle existing materials, complete necessary Interior Demolition and Abatement work, and disassemble steel frame to allow for reassembly at a future date on a new site. With additional strengthening and bracing, the steel frame could be reused in a new location and for a new use. This direction indicates a preference to retain the steel structure of the Council Chamber for a future use on a new site. This option requires additional funding for disassembly and storage and funding in the future to reconstruct for a new use.

Estimated cost to disassemble structural steel frame for future reuse: \$15,000

Estimated cost to store structural steel frame components: \$9,000/year x 3 years = \$27,000

Additional Project Cost: \$42,000

3. Relocate and "Mothball" the Chamber on the City Hall block. The Chamber can be relocated to another position on the City Hall block during the Structural Demolition work this winter. Once the building is moved, it would be secured and placed on "cribbing" about 6 feet above grade. The Interior Demolition and Abatement work would be completed prior to relocation. This direction indicates a preference to invest in the permanent adaptive reuse of the Council Chamber on the block. This option requires additional funding in the near term and funding in the future to renovate the structure for a new use.

Estimated cost to relocate Council Chamber on City Hall block (moving cost only): \$350,000-400,000

Additional Project Cost: Up to \$400,000 (no improvements; presumes secure site and no allowable uses)

Note: the estimated cost to redesign and reuse the structure range from \$1.5 million for unconditioned space (e.g., an open-air pavilion) to as much as \$2.5 million for conditioned space (e.g., a museum)