



# EUGENE CITY HALL

**THINK BIG. START SMALL. MAKE IT HAPPEN.**

*Project Update to City Council  
Monday, October 27, 2014*



Rowell Brokaw  
Architects



# PROJECT VALUES

STEWARDSHIP

IDENTITY

PARTICIPATION

SIMPLICITY

EUGENE @ 200

# PROJECT GOALS



CIVIC HEART



GREAT STREET TO RIVER



GREEN CITY



LIVING BLOCK



ACCESSIBLE + WELCOMING



ENDEARING QUALITY



OUTWARD, NOT INWARD



A REASON TO GO

# DISCUSSION TOPICS

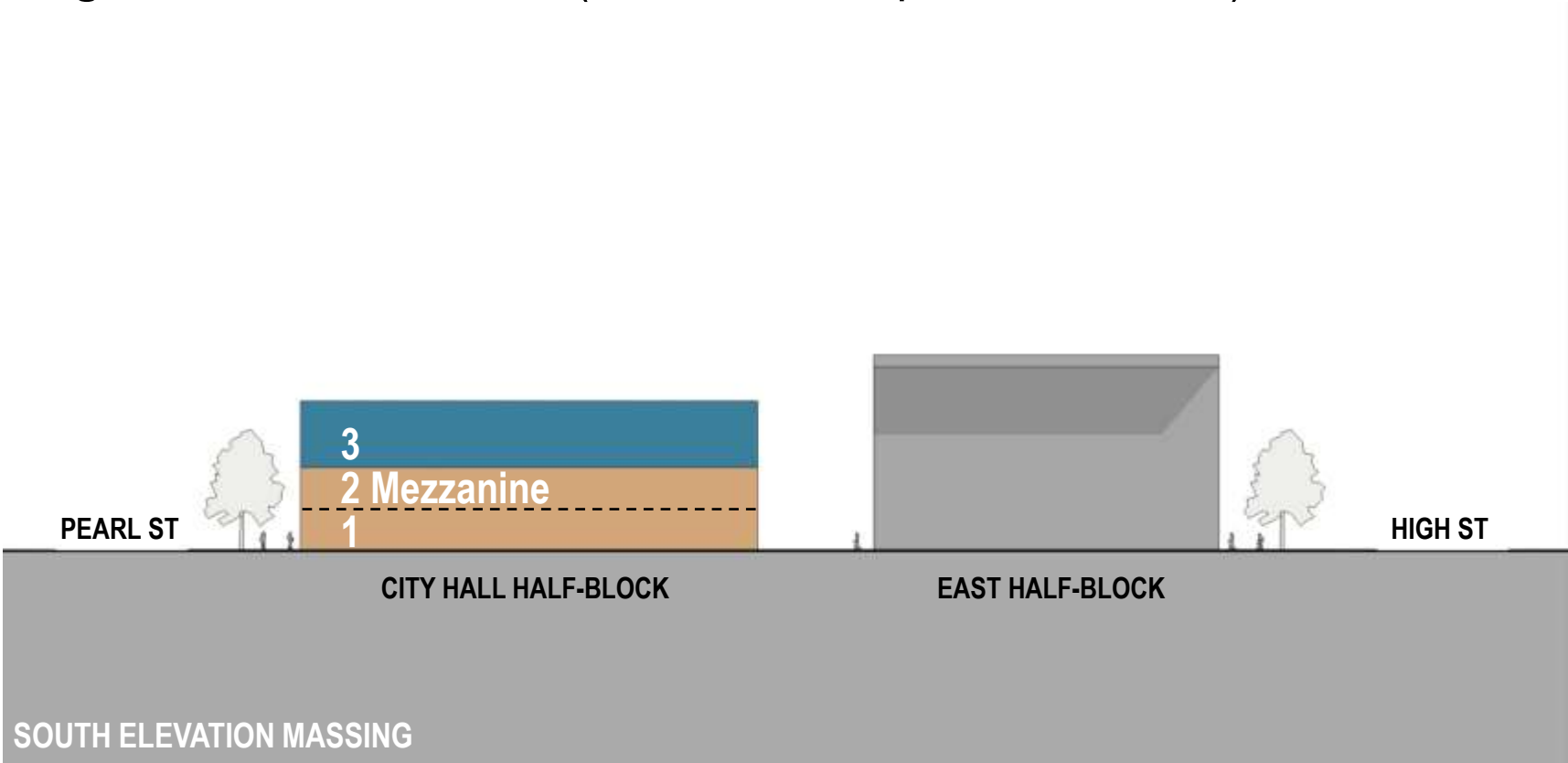
- 4<sup>TH</sup> FLOOR IN PHASE 1
- INTEGRATED PARKING (BELOW GRADE)
- COUNCIL CHAMBER

# PHASE 1 RECOMMENDATION FOUR STORIES



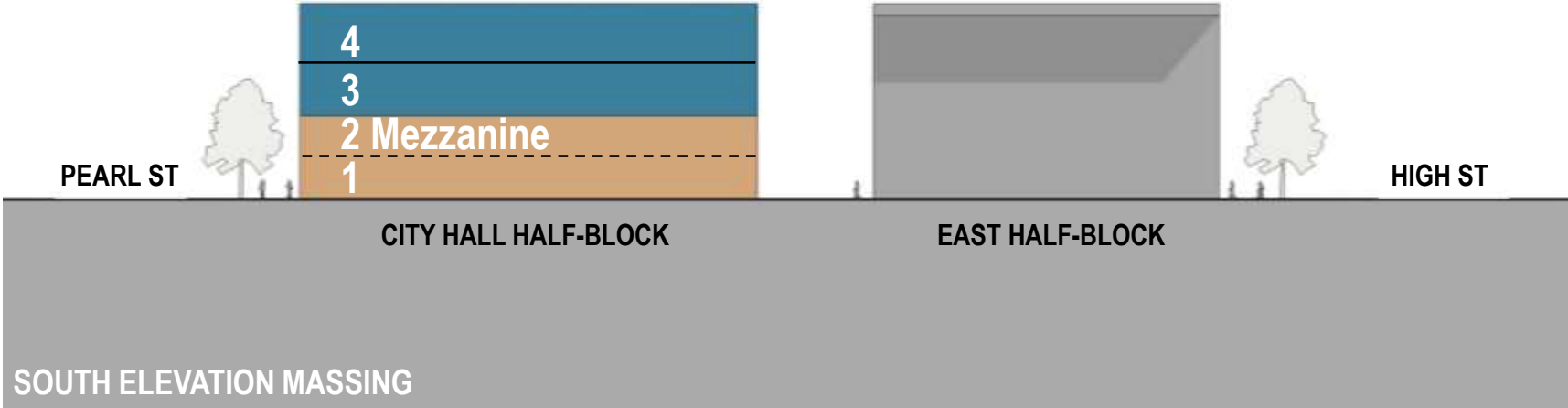
# PHASE 1 BASE BUDGET THREE STORIES

**Program Area: 24,000 SF** (two full floors, plus mezzanine)



# PHASE 1 RECOMMENDATION FOUR STORIES

**Program Area: 33,000 SF** (three full floors, plus mezzanine)



# PHASE 1 RECOMMENDATION FOUR STORIES

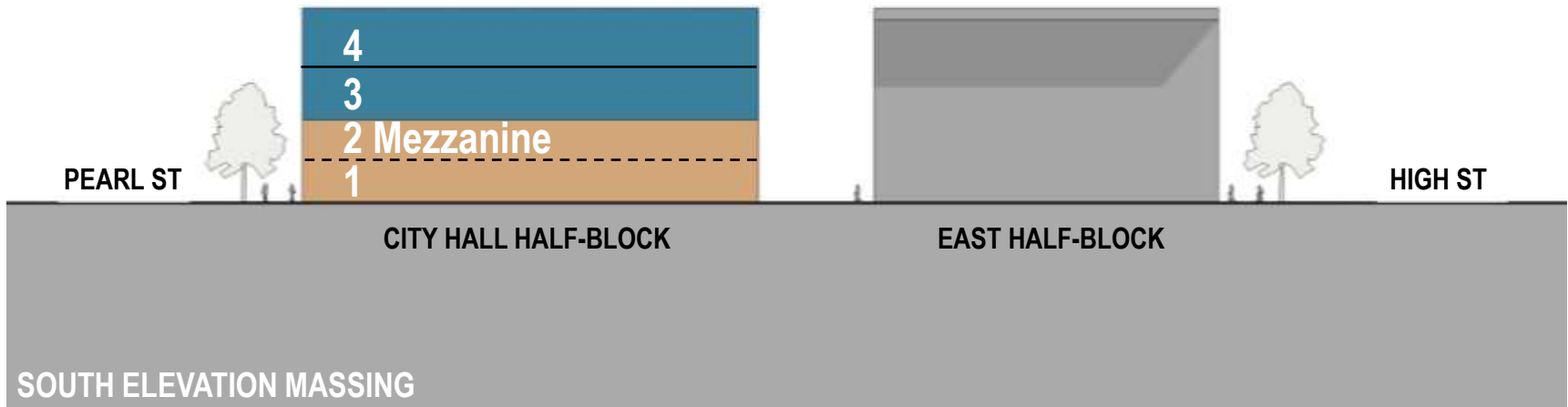
**Program Area: 33,000 SF** (three full floors, plus mezzanine)

9,500 SF of additional capacity

Civic presence

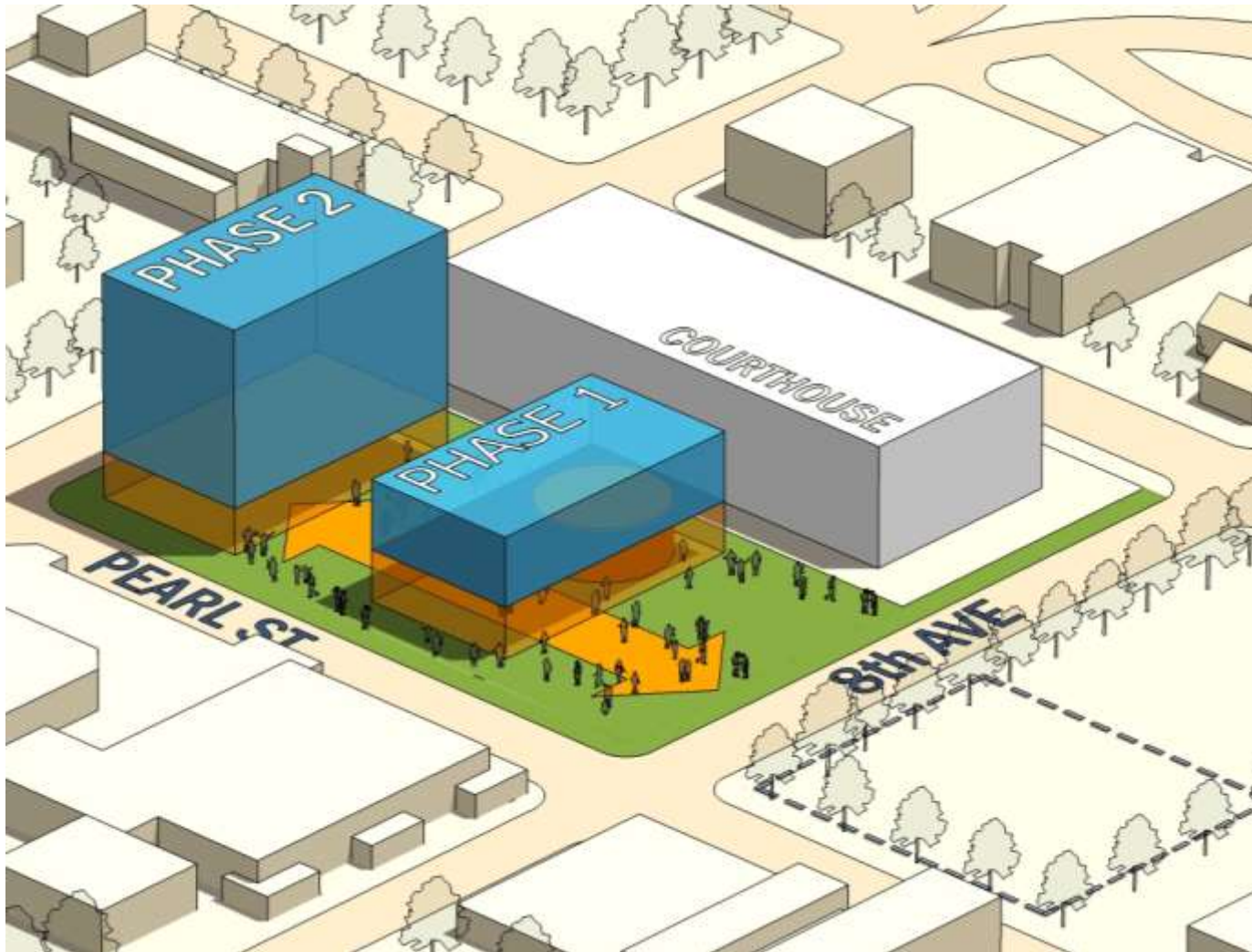
Work group flexibility

Additional Cost: \$2.85M total (\$2.1M construction cost)





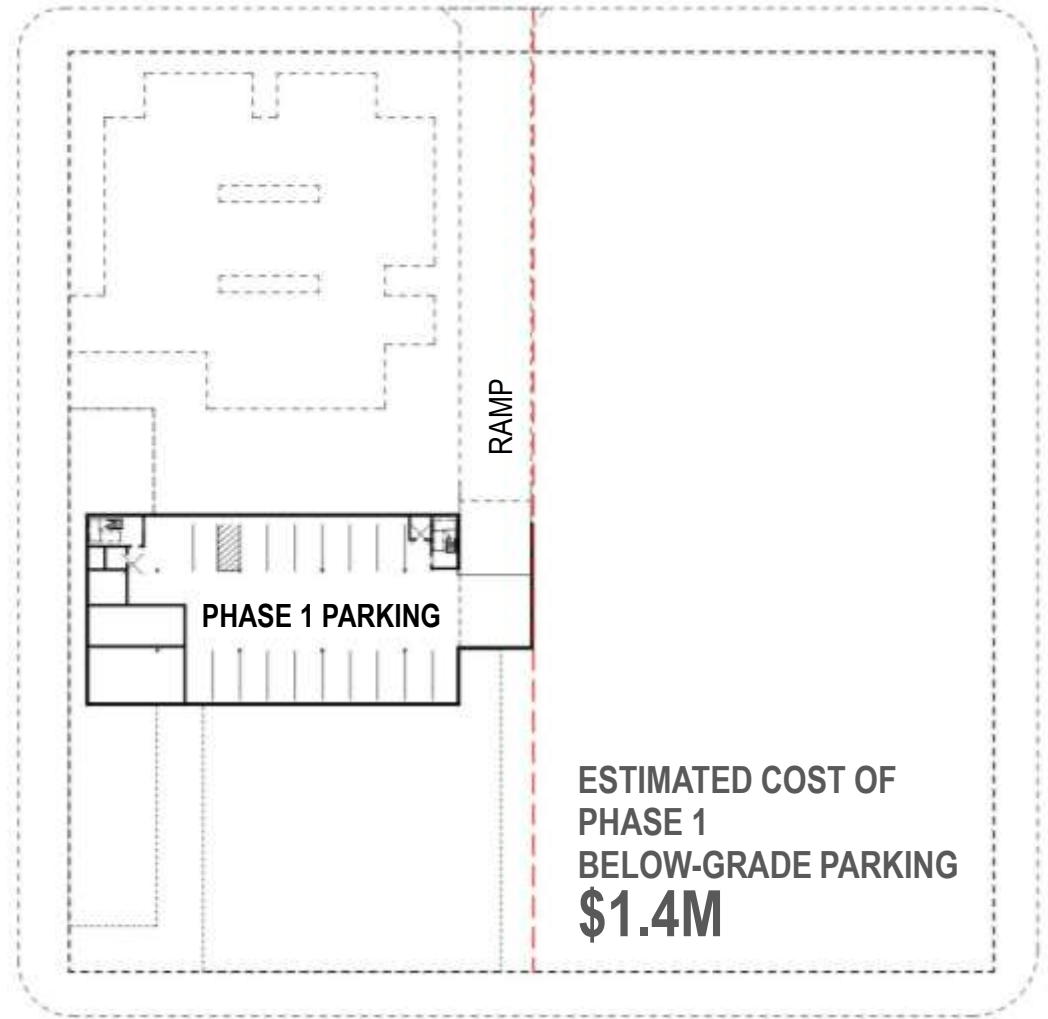
# THINK BIG RECOMMENDED FRAMEWORK



# PARKING SURFACE + BELOW GRADE



**SURFACE** (27-37 spaces)

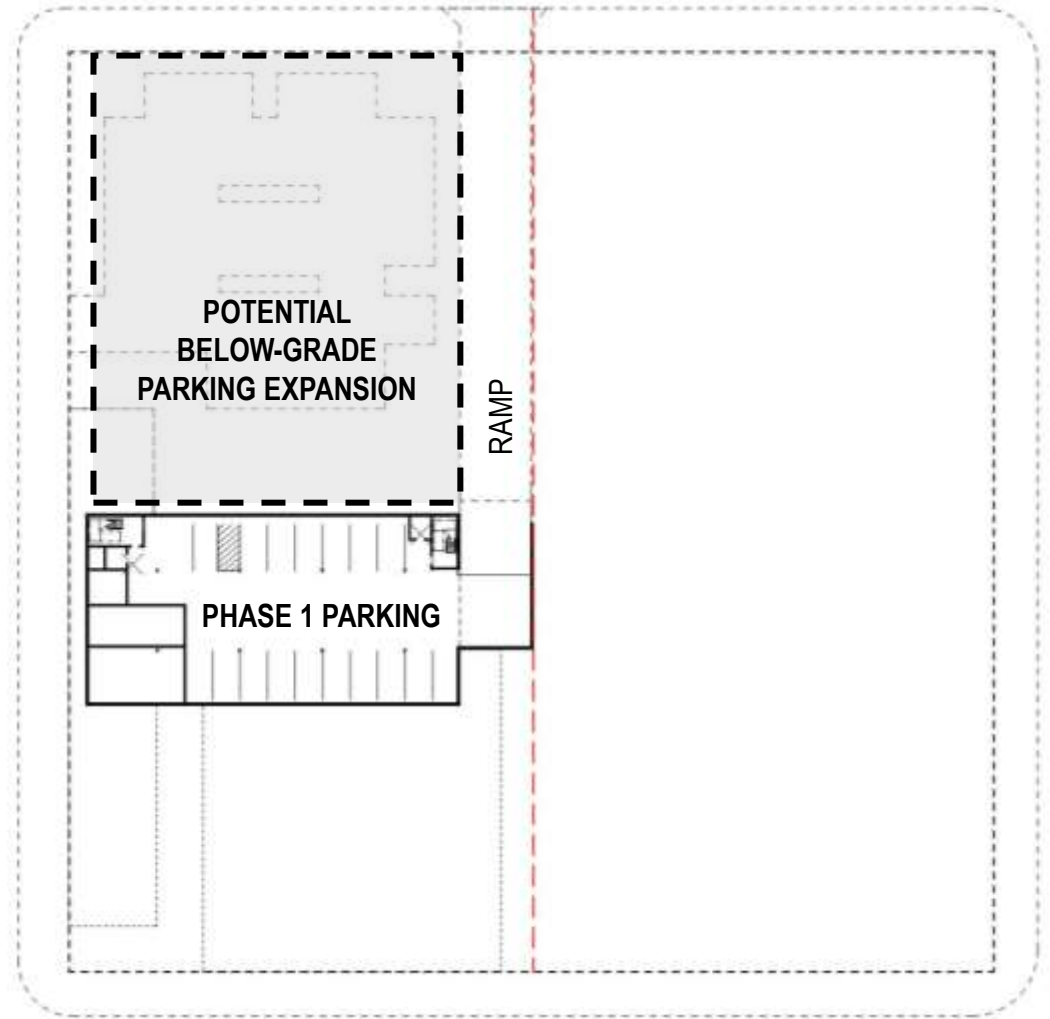


**BELOW-GRADE** (17-20 spaces)

# PARKING SURFACE + BELOW GRADE



**SURFACE** (27-37 spaces)

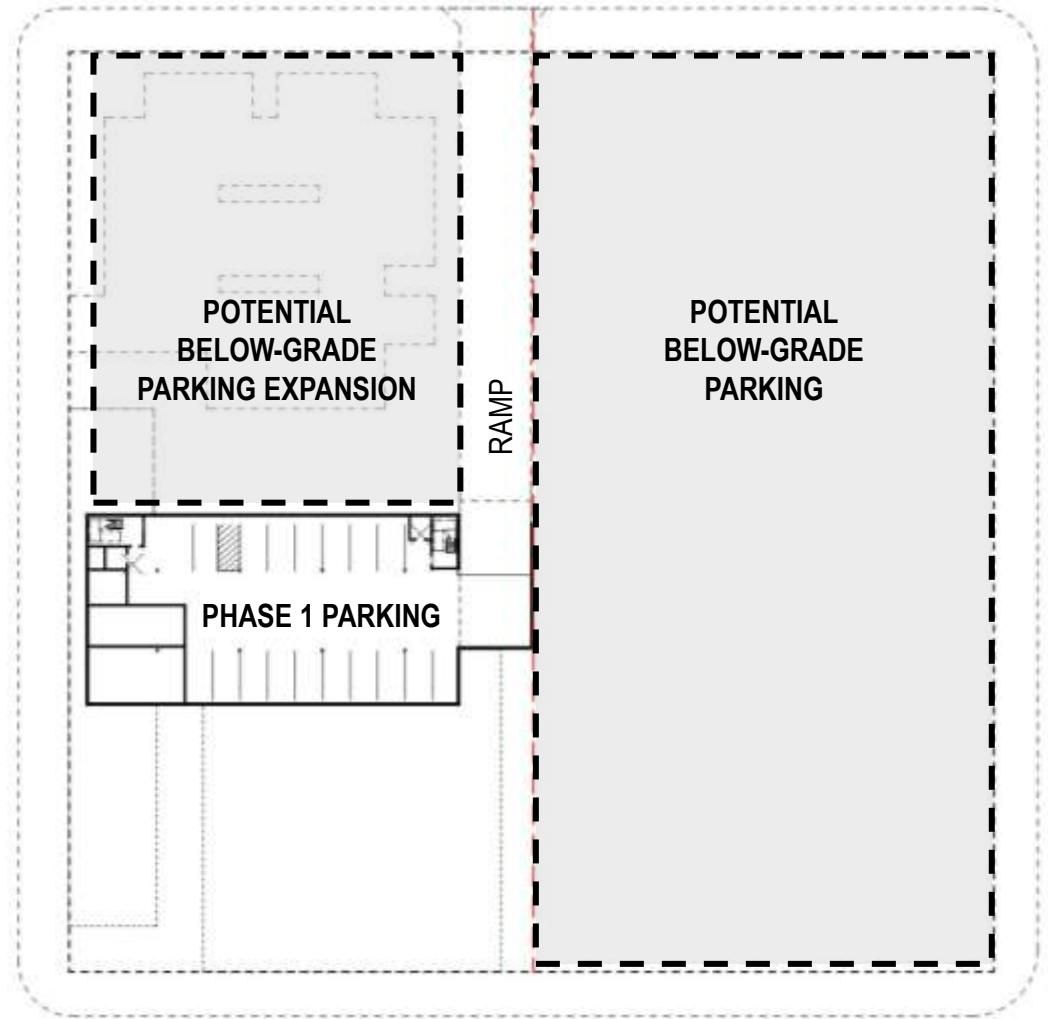


**BELOW-GRADE EXPANSION POTENTIAL**

# PARKING SURFACE + BELOW GRADE



**SURFACE** (27-37 spaces)



**BELOW-GRADE EXPANSION POTENTIAL**

# COUNCIL CHAMBER DECISION PARAMETERS

- **Council Chamber can only be moved off-site if it is disassembled.**
- **Chamber can be mothballed in a different location on the City Hall block.**
- **All options substantially affect the existing structure.**
- **A decision is needed by November 6, 2014.**

# COUNCIL CHAMBER OPTIONS

**1. Reclaim materials, demolish and recycle structure.**

***Additional Cost: None***

**2. Disassemble and retain steel structure for reuse.**

***Additional Cost: \$42,000***

**3. Relocate and “mothball” on the City Hall block.**

***Additional Cost: Up to \$400,000***

# OPTION 1 RECLAIM + DEMOLISH

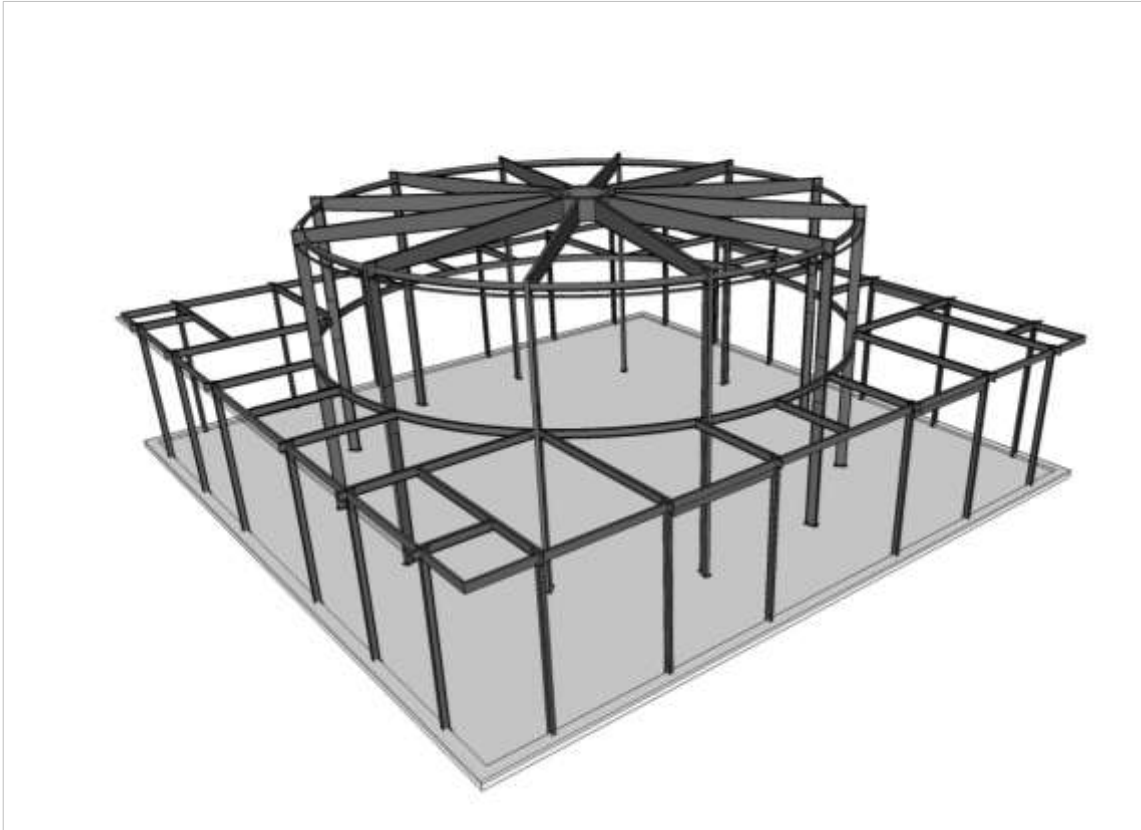


## **1. Reclaim materials, demolish and recycle remaining structure.**

Salvage all materials of use or value; recycle the remaining structure.

***Additional Project Cost: None***

# OPTION 2 DISASSEMBLE + RETAIN



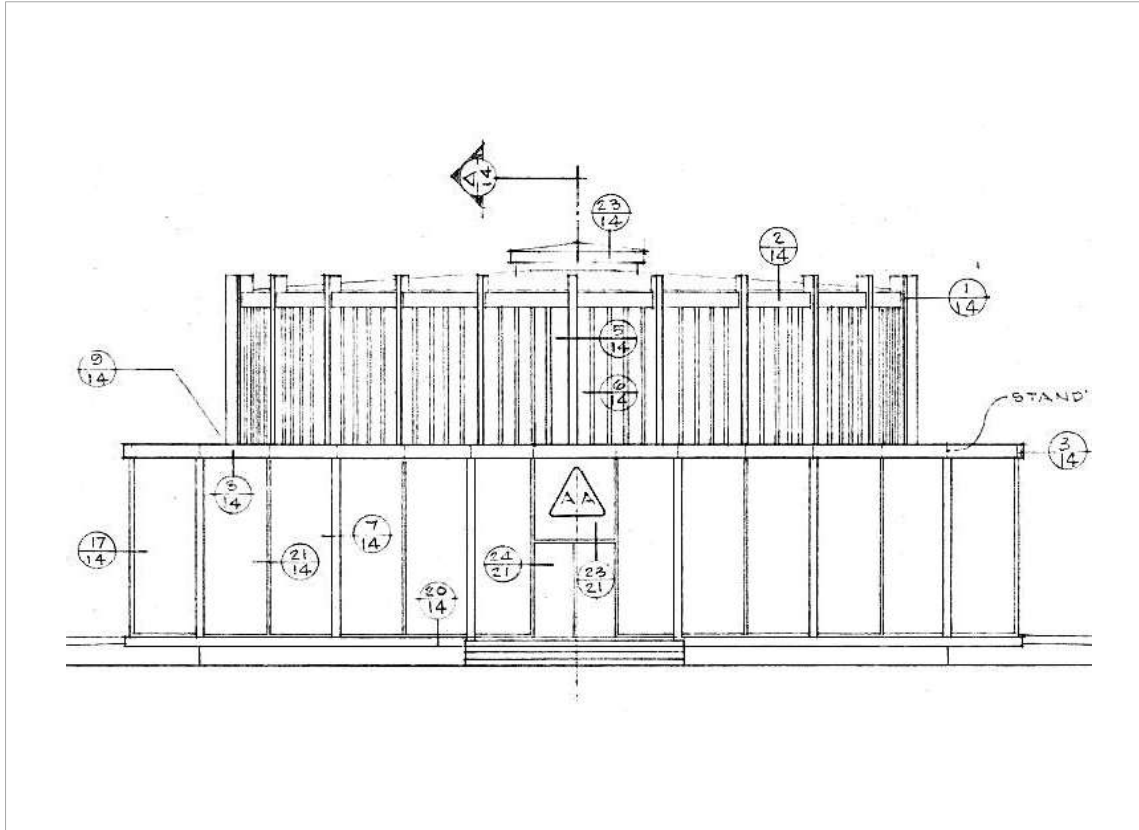
## **2. Disassemble and retain steel structure for future reuse.**

Salvage and recycle existing materials and complete interior demolition and abatement. Disassemble and store steel frame to allow for reassembly at a future date on a new site.

***Additional Project Cost: Up to \$42,000 (\$15,000 disassembly + \$27,000 storage for up to 3 years)***



# OPTION 3 RELOCATE + MOTHBALL



## 3. Relocate and "Mothball" the Chamber on the City Hall block.

Complete interior demolition and abatement, cut away from foundations, relocate and secure Chamber on temporary cribbing until a permanent location and new use is determined.

**Cost: Up to \$400,000** (cost to relocate on-site; no improvements or uses; \$1.5-2.5M to reuse)

# DECISION POINTS

- 4<sup>TH</sup> FLOOR IN PHASE 1
- INTEGRATED PARKING (BELOW GRADE)
- COUNCIL CHAMBER