

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: City Hall Update

Meeting Date: July 13, 2015
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 6
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ISSUE STATEMENT

The purpose of this work session is to present to the council the completed schematic design for Phase 1 of the new Eugene City Hall in order to elicit input for the design team and the staff project team before completing the remainder of the design work and construction documents for the building and site.

BACKGROUND

At the January 23, 2013, work session, the council directed the City Manager to develop a City Hall design on the current site based on a \$15 million project budget which was subsequently approved through supplemental budget action. Later that year, Rowell Brokaw Architects of Eugene was chosen to lead the design team for this project which also includes The Miller Hull Partnership, a Seattle-based architectural firm that has earned numerous regional and national design awards. Rounding out the project team is Eugene-based McKenzie Commercial Contractors as the construction manager/general contractor (CM/GC) for the project, providing construction consulting and cost-estimating during the design process, and acting as the general contractor during construction.

At the February 10, 2014, work session, the council considered design options for City Hall that focused on the feasibility of incorporating the existing council chamber into the design concept and how parking should be considered as a valuable resource for the site and its immediate surroundings. Public art was also identified as an important issue in discussions with community members, both with the existing artwork as a means of connecting to history and with new art opportunities as a means of reinforcing community connection and cultural accessibility. The goal was to remake City Hall into a welcoming place that reaches out to the community and honors both the community's history and future.

At the October 27, 2014, work session, the council voted to add a fourth floor to the Phase 1 building and \$2.85 million to the project budget. The primary benefits of this approach are to piggyback on the current project to reduce the cost of adding additional square footage compared to what it would cost in a future phase, to establish a more prominent civic presence on site, provide a more appropriate urban scale to the building for its downtown site, consolidate more functions at the site, and provide more flexibility for what functions could be included in the

building during the initial and future phases. The fourth floor will add approximately 9,500 square feet of building area and will consist of shelled space ready to be finished for occupancy at a future time and with future funding.

The final schematic design for City Hall to be presented at the July 13 work session responds to input previously received from the council and from community stakeholder groups, and reflects the results of the design team's exploration of a site framework that would support the option of building a County Courthouse on the eastern half of the City Hall site.

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.

CITY MANAGER'S RECOMMENDATION

There are no specific recommendations at this time.

SUGGESTED MOTION

None at this time.

ATTACHMENTS

There are no attachments to this agenda item summary.

FOR MORE INFORMATION

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