



# EUGENE CITY HALL

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

*City Council Design Update*  
Monday, April 11, 2016



# EUGENE CITY HALL AGENDA

- **PROJECT GOALS & OBJECTIVES**
- **DESIGN UPDATE**
- **COUNCIL OFFICES**
- **COST UPDATE**
- **FUNDING OPTIONS**
- **NEXT STEPS**

# PROJECT VALUES COUNCIL

- STEWARDSHIP
- IDENTITY
- PARTICIPATION
- SIMPLICITY
- EUGENE @ 200



# PROJECT GOALS



CIVIC HEART



GREAT STREET TO RIVER



GREEN CITY



LIVING BLOCK



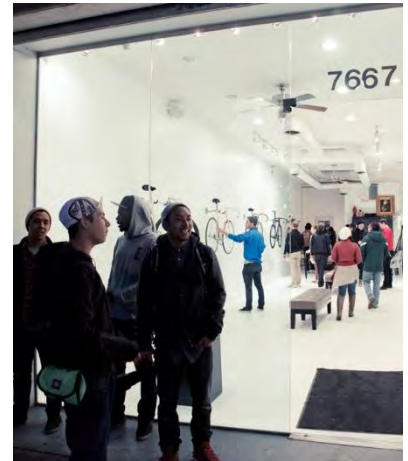
ACCESSIBLE + WELCOMING



ENDEARING QUALITY



OUTWARD, NOT INWARD



A REASON TO GO

# PROJECT OBJECTIVES

## Performance

- LEED Gold target
- EUI of 30 kBtu/SF/year or better
- Path to Net Zero Energy
- High Performance City Hall

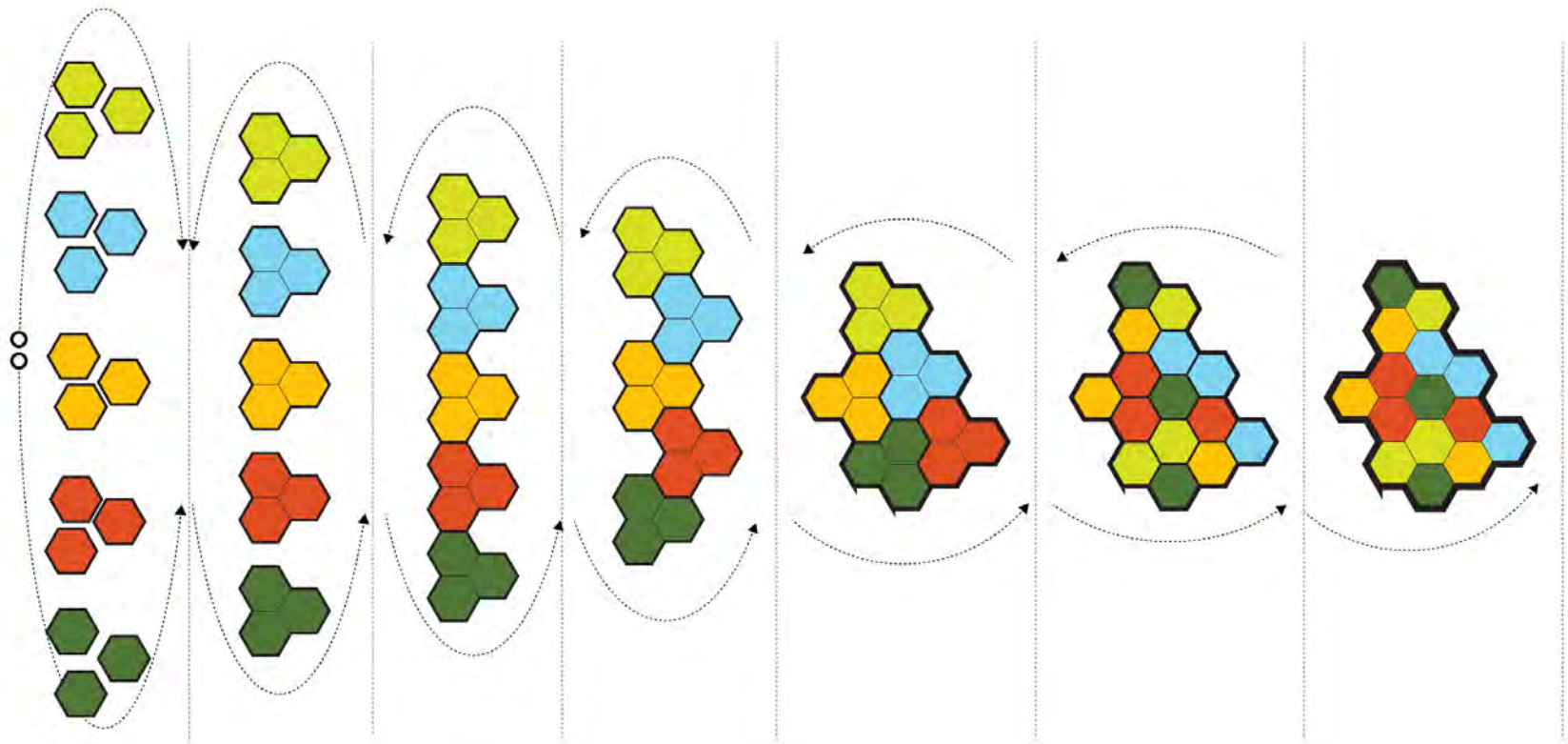
## Civic Character

- Transparent, Accessible, Welcoming
- Quality, Lasting, Enduring
- Contribute to Downtown Vitality

## Legacy and Resilience

- Increased Seismic Standard
- Flexible and Adaptable
- Low Operating Costs
- Forward-Looking, Collaborative, Effective

# INTEGRATED DESIGN PROCESS



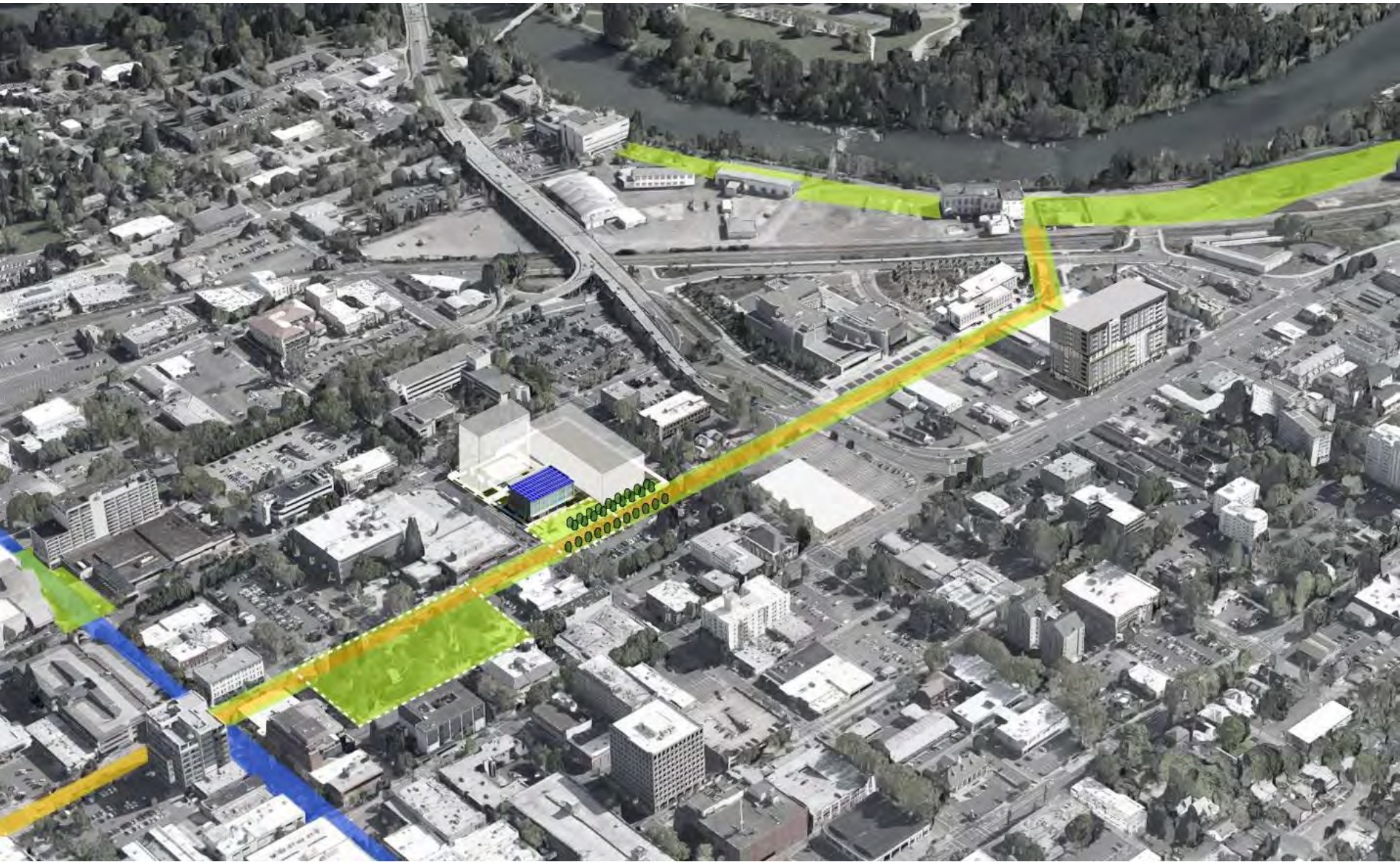


# INTEGRATED DESIGN WORKSHOPS





# VISION WILLAMETTE TO WILLAMETTE





# CONCEPT DESIGN JULY 2014 UPDATE



**GREAT PUBLIC BUILDINGS HAVE GREAT PUBLIC SPACES**

# SCHEMATIC STUDY BUILDING ENVELOPE



MOVING FROM CONCEPT TO REALITY



# SCHEMATIC STUDY MAY 2015





# **WHAT MAKES THIS A LEGACY PROJECT?**

## **CREATES OUR PLACE**

- *Community Civic Heart*
- *Part of a Larger Story*
- *Makes Connections*

## **REVEALS OUR CHARACTER**

- *Rooted in Place & History*
- *Simplicity & Stewardship*
- *Unpretentious & Accessible*

## **INVITES OUR PARTICIPATION**

- *Welcoming for All*
- *Both Formal & Informal*
- *“I’ll Meet You at City Hall....”*



# SCHEMATIC STUDY JULY 2015 UPDATE



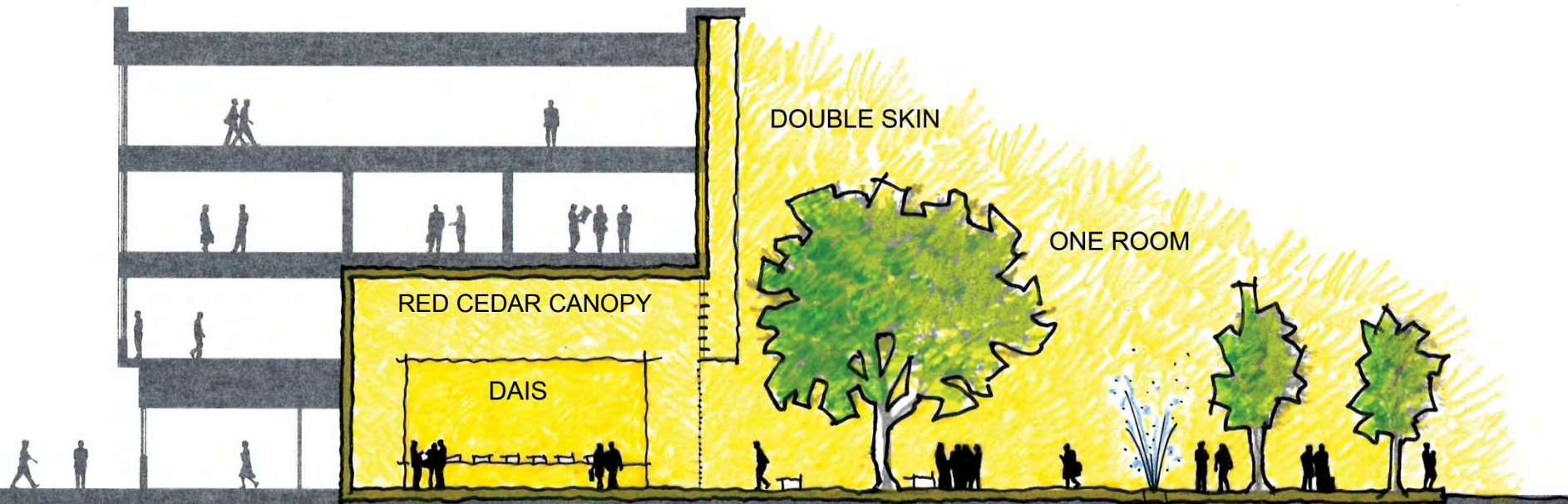


# CURRENT DESIGN APRIL 2016





# CURRENT DESIGN A DEMOCRATIC SPACE



THE PEOPLE ARE THE CITY – REFLECTS WHO WE ALL ARE  
INSIDE AND OUTSIDE ARE CONNECTED



# CURRENT DESIGN APRIL 2016



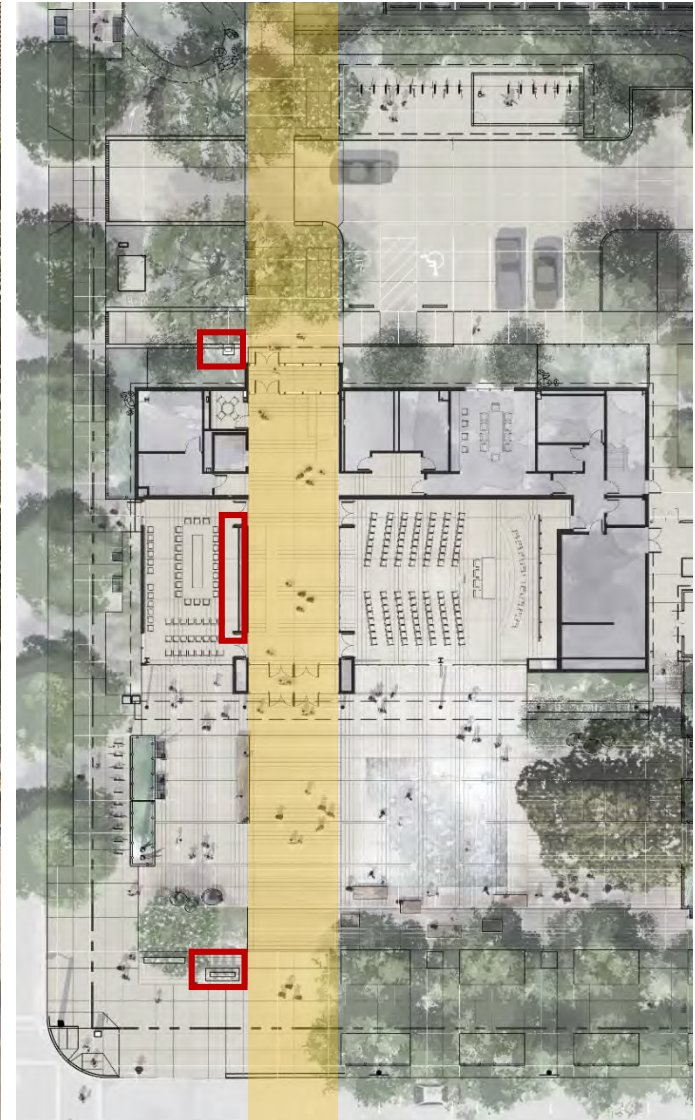


# CURRENT DESIGN APRIL 2016



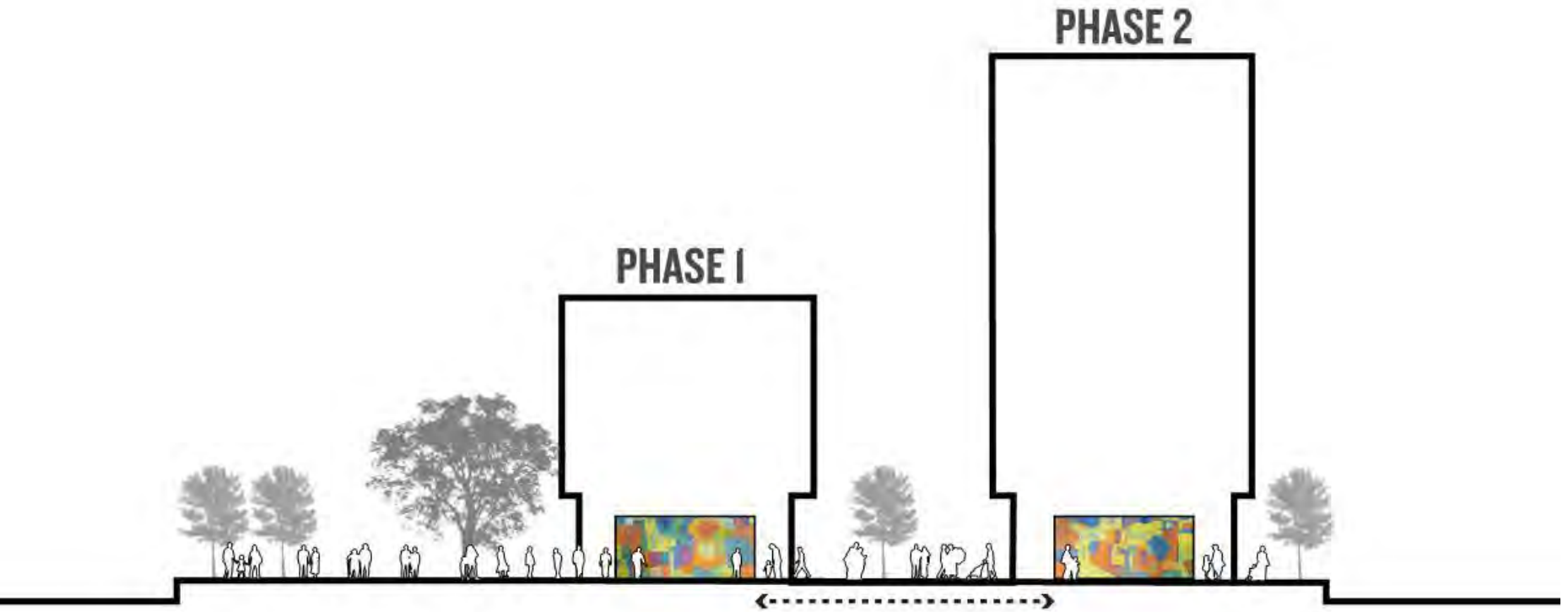


# EUGENE CITY HALL PUBLIC ART





# EUGENE CITY HALL PUBLIC ART



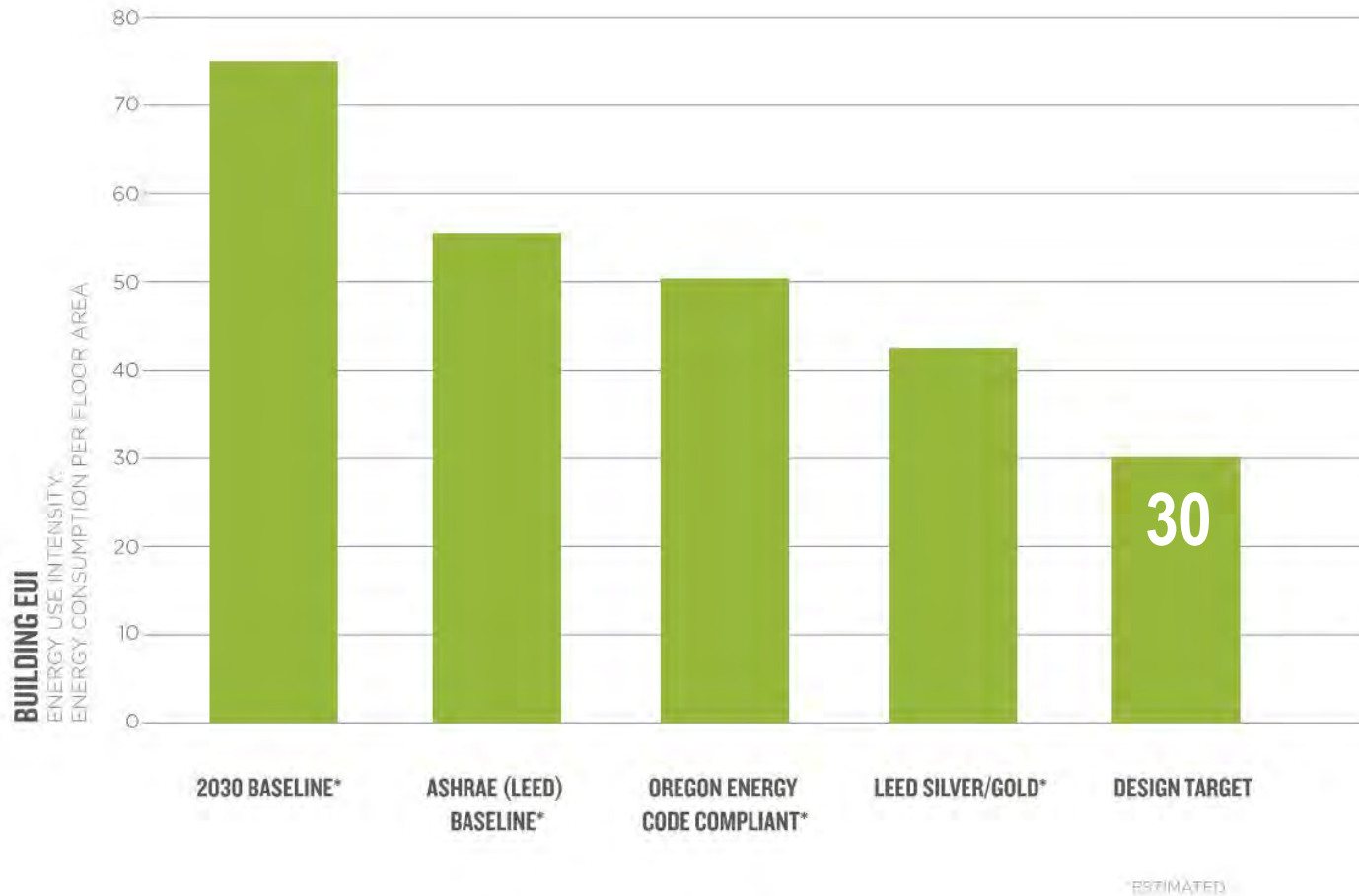
**Public Art** links Phase 1 and Phase 2 with mural installed in two pieces along north/south axis, connecting two buildings

# EUGENE CITY HALL PUBLIC ART



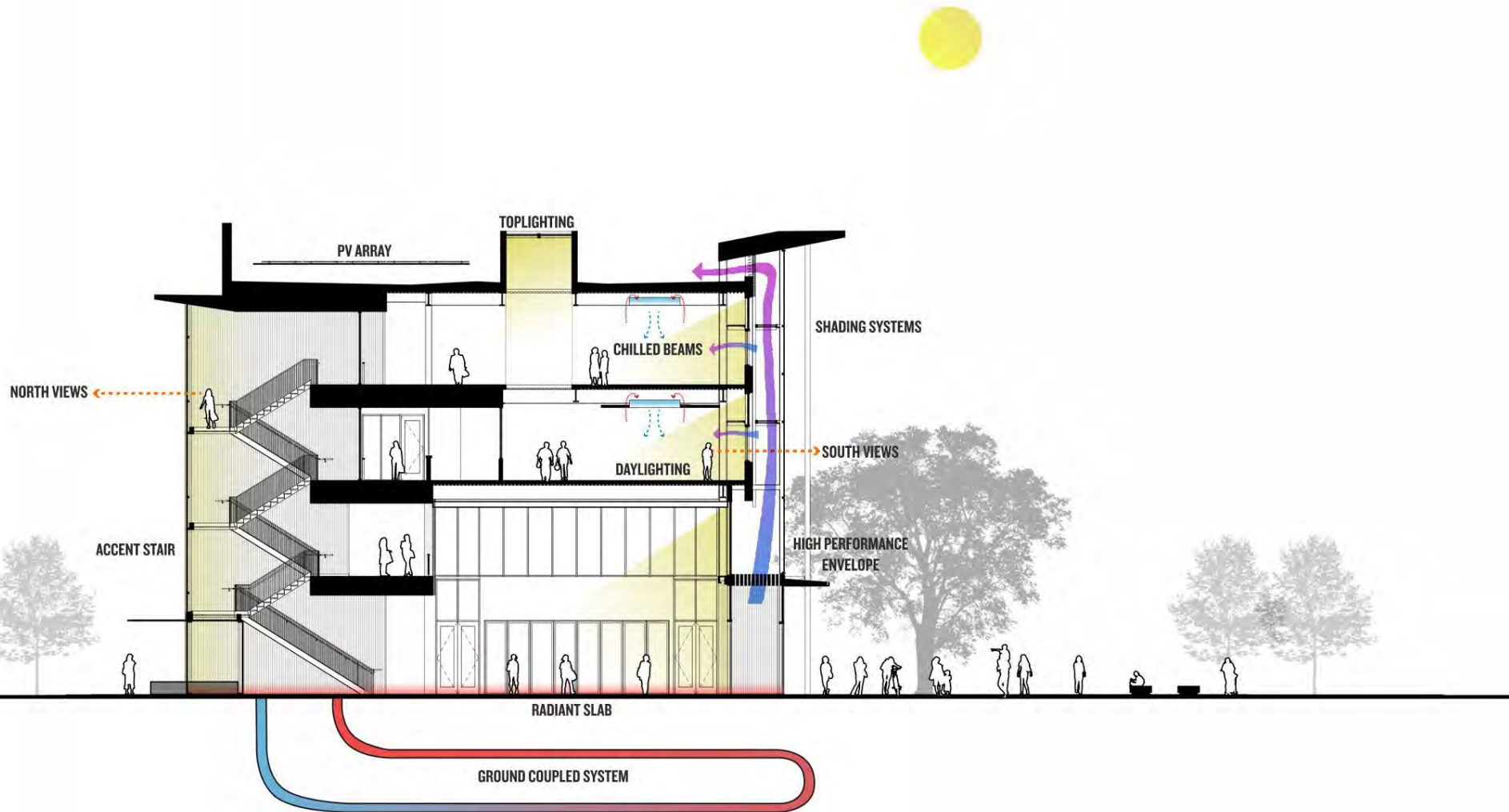


# EUGENE CITY HALL SUSTAINABILITY



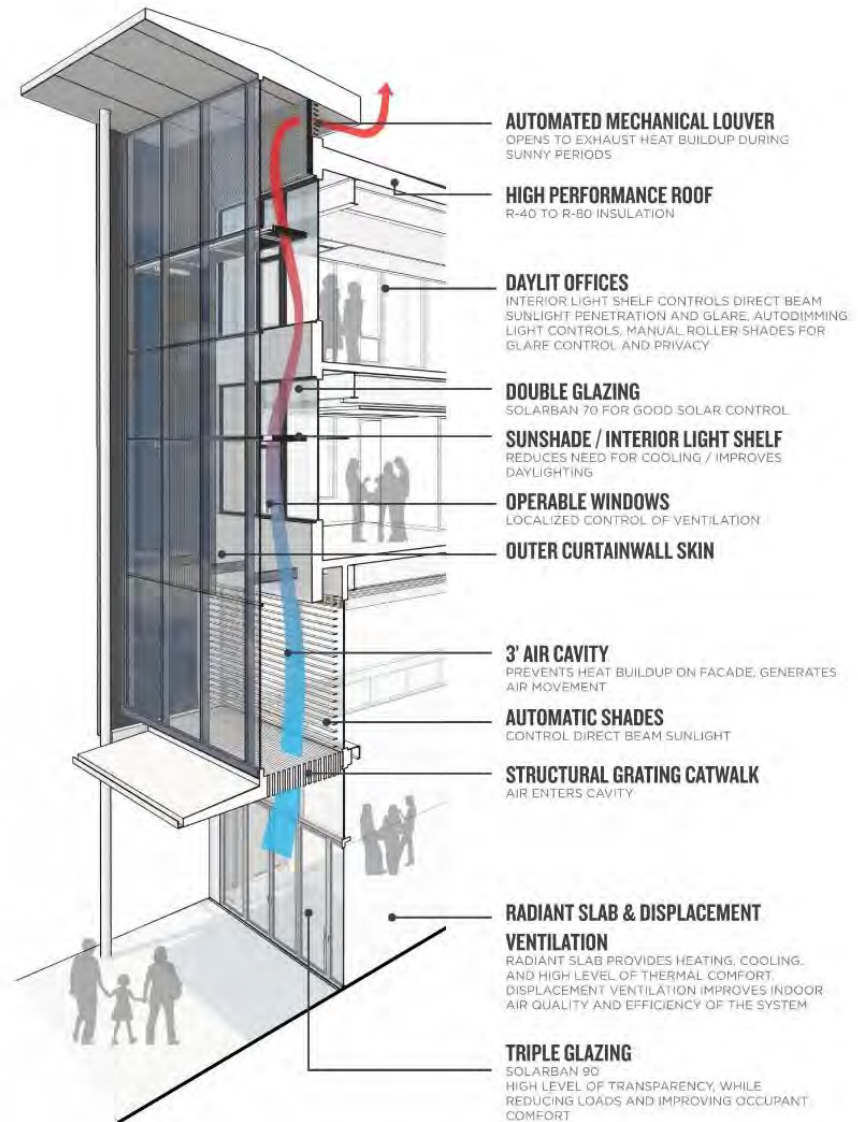
**ENERGY USE PATH TO NET ZERO**  
EUGENE CITY HALL

# EUGENE CITY HALL SUSTAINABILITY





# EUGENE CITY HALL SUSTAINABILITY

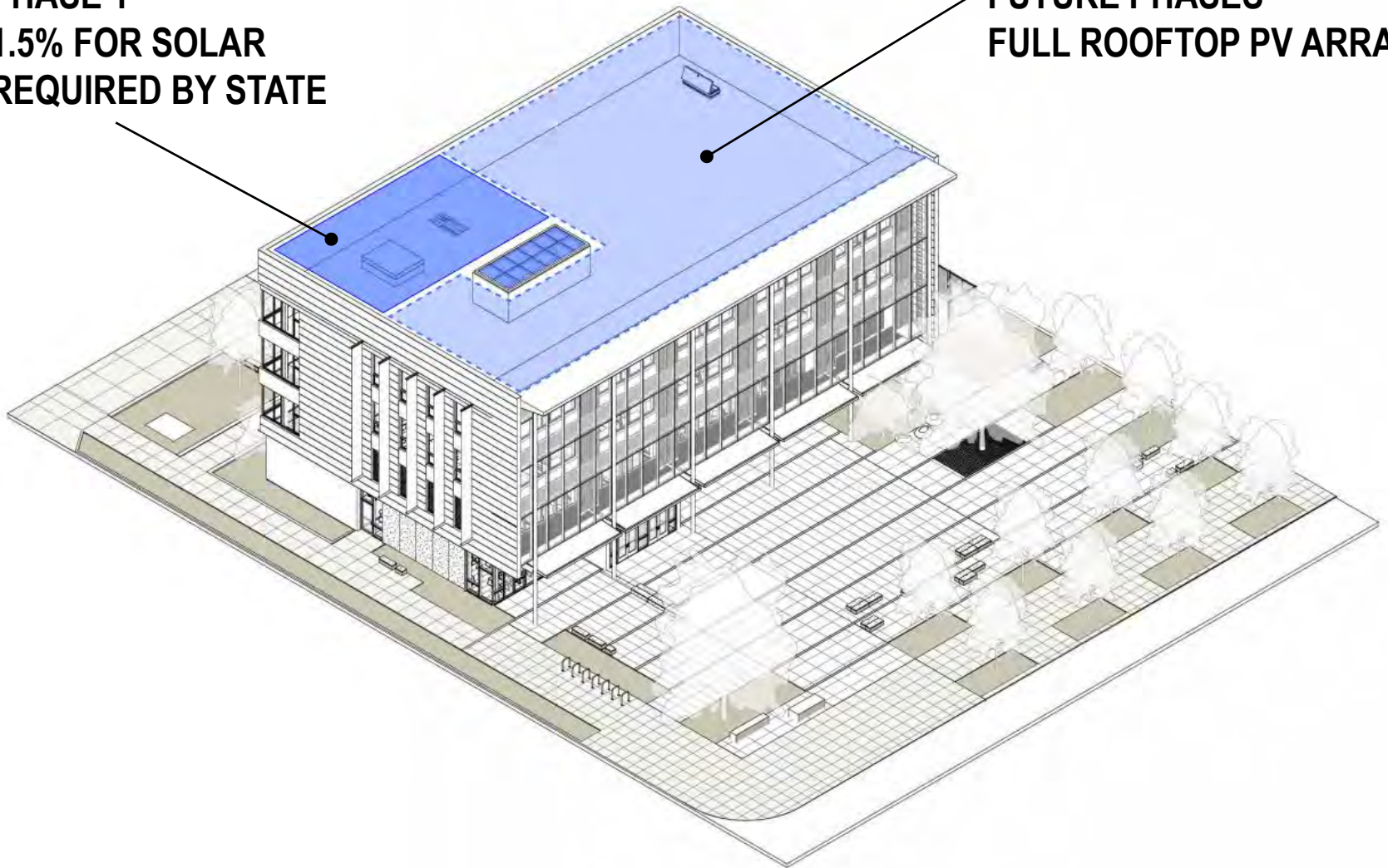


HIGH PERFORMANCE FACADE - SUNNY SUMMER DAY

# EUGENE CITY HALL ROOFTOP PV ARRAY

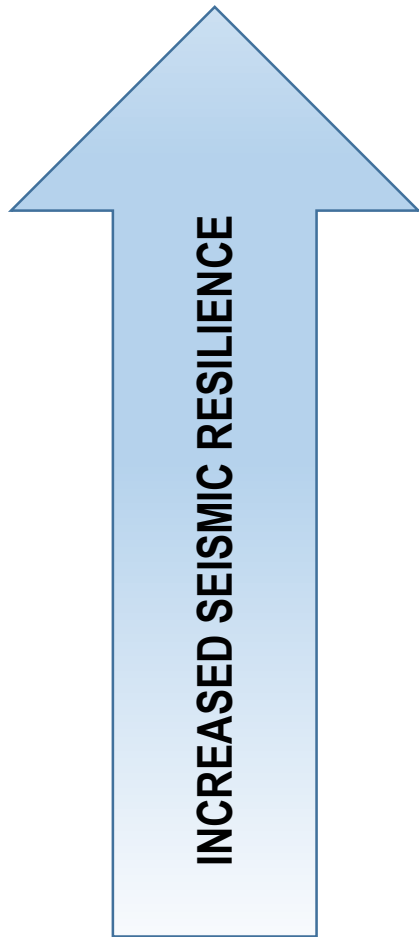
**PHASE 1**  
**1.5% FOR SOLAR**  
**REQUIRED BY STATE**

**FUTURE PHASES**  
**FULL ROOFTOP PV ARRAY**





# SEISMIC STANDARD RISK FACTOR



**1.5**

**RISK CATEGORY IV DESIGN –  
ESSENTIAL FACILITY LEVEL**

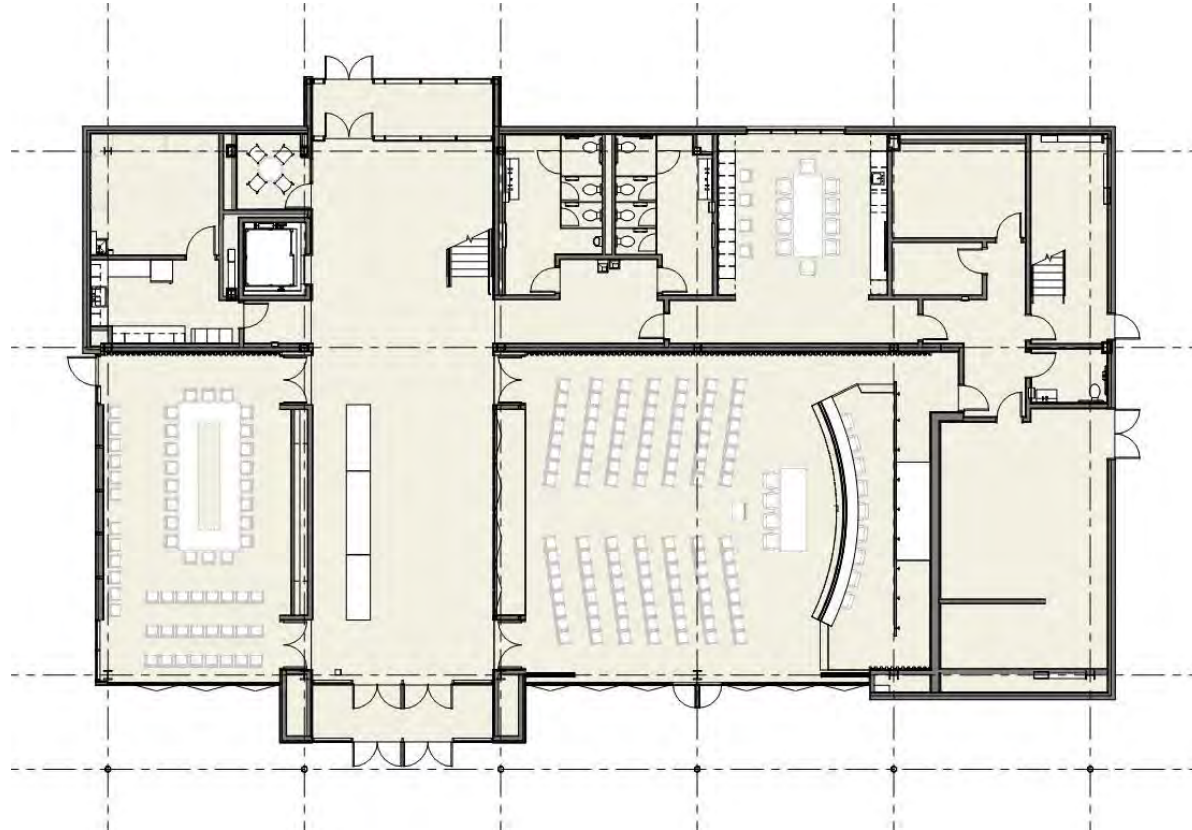
**1.25**

**ASSEMBLY BUILDING – CODE  
REQUIREMENT FOR CITY HALL**

**1.0**

**OFFICE BUILDING TO CODE**

# EUGENE CITY HALL GROUND FLOOR

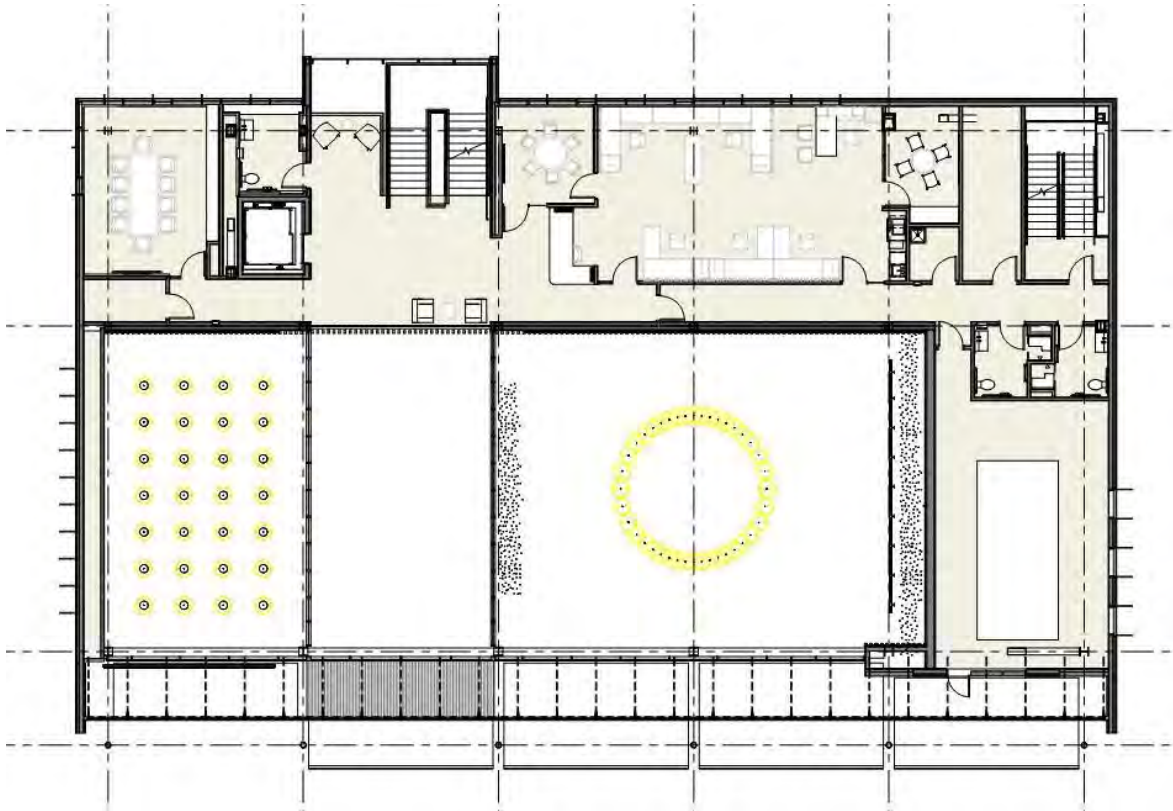


## GROUND FLOOR

Public Lobby / Entry Gallery  
Council Chamber  
Work Session Room  
Council Suite and Meeting Room  
Public Restrooms  
Support Spaces  
Mechanical Space



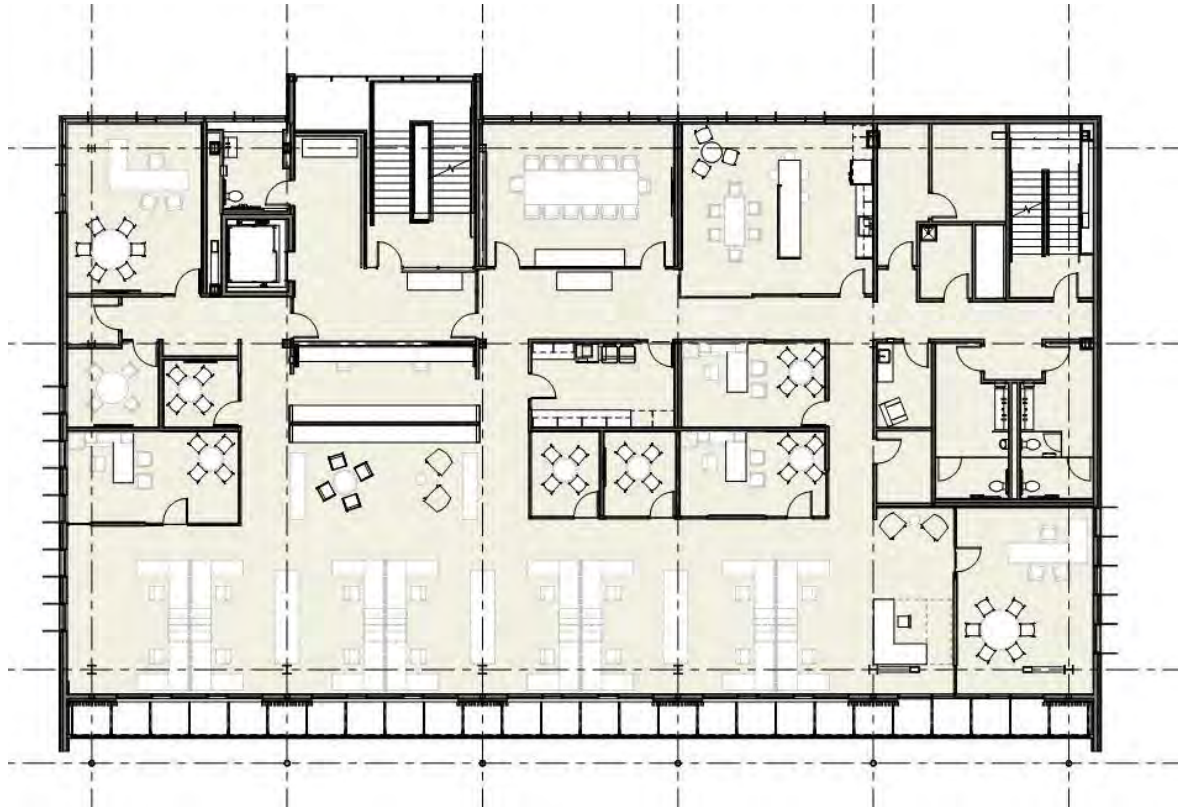
# EUGENE CITY HALL MEZZANINE



## MEZZANINE

Meeting Room  
Human Rights & Neighborhoods  
Alternate Commuting Support  
Mechanical Space

# EUGENE CITY HALL THIRD FLOOR

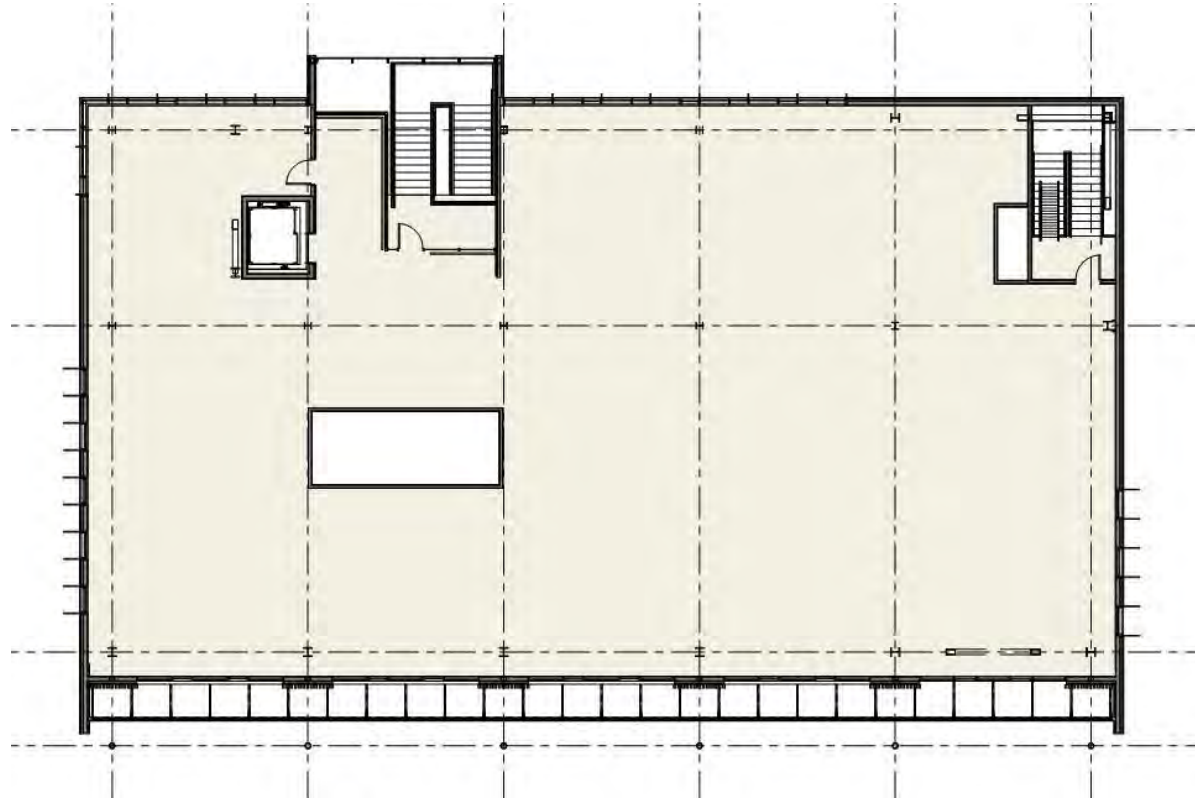


## THIRD FLOOR

Public Reception  
Meeting Rooms  
Office of the Mayor  
City Manager's Office  
Support Space



# EUGENE CITY HALL FOURTH FLOOR



**FOURTH FLOOR**

Shelled Space

# BUILDING ORGANIZATION REACH OUT



**NORTH-SOUTH SECTION - THROUGH CEREMONIAL STAIR, LOBBY AND PLAZA**



# INTERIOR CHARACTER PUBLIC ROOMS





# INTERIOR CHARACTER LOBBY

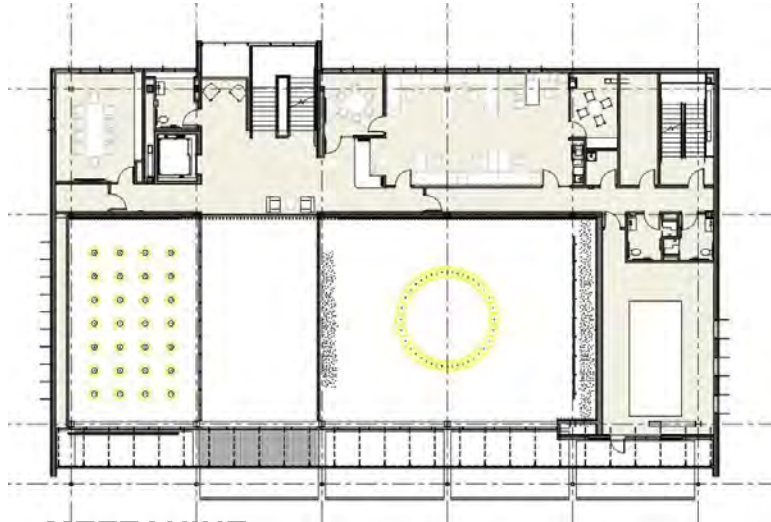




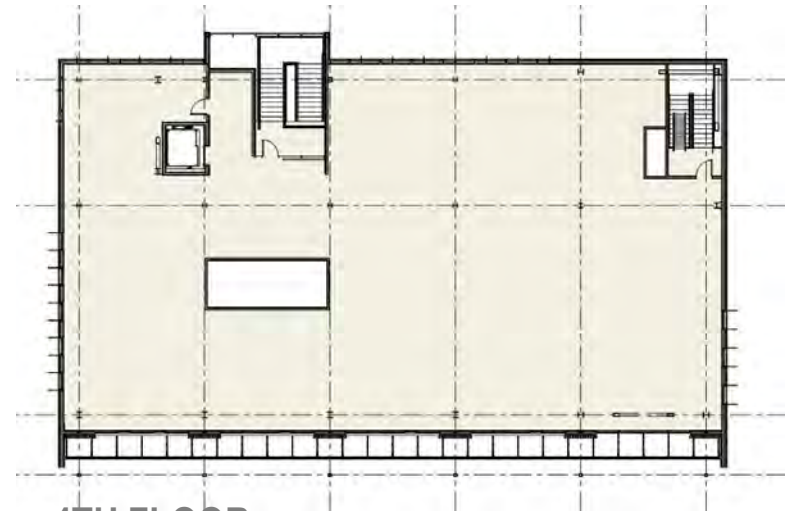
# INTERIOR CHARACTER CHAMBER



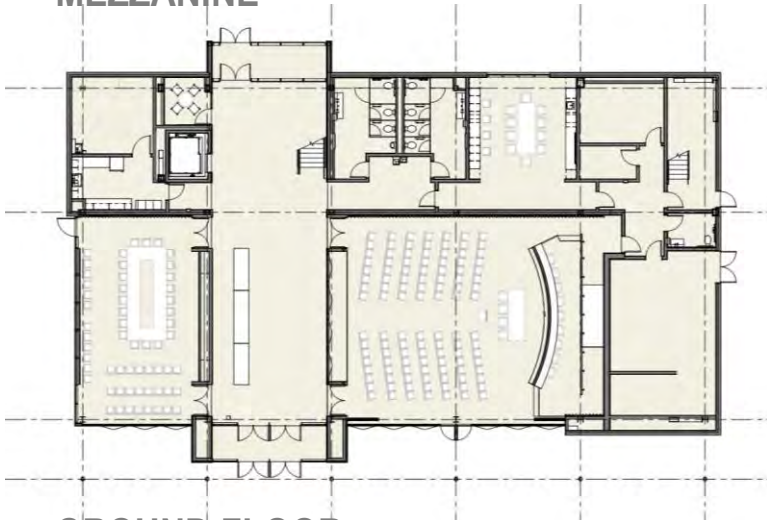
# EUGENE CITY HALL COUNCIL OFFICES



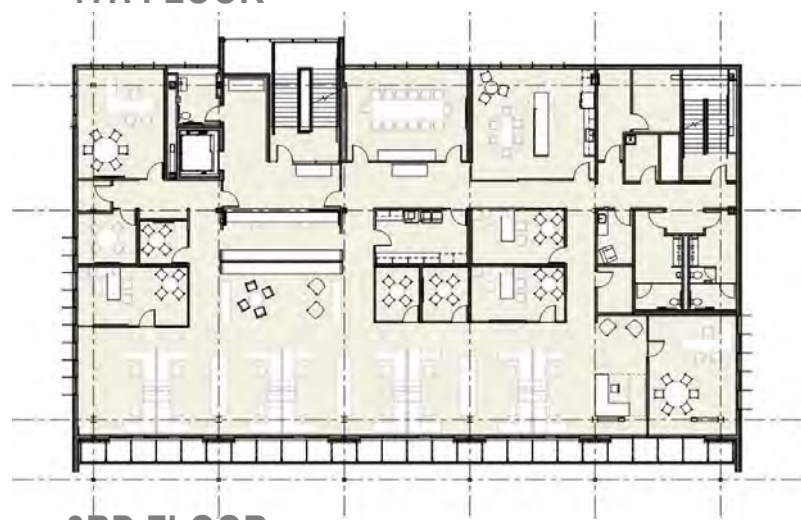
MEZZANINE



4TH FLOOR



GROUND FLOOR



3RD FLOOR



# EUGENE CITY HALL CURRENT DESIGN



# EUGENE CITY HALL COST UPDATE

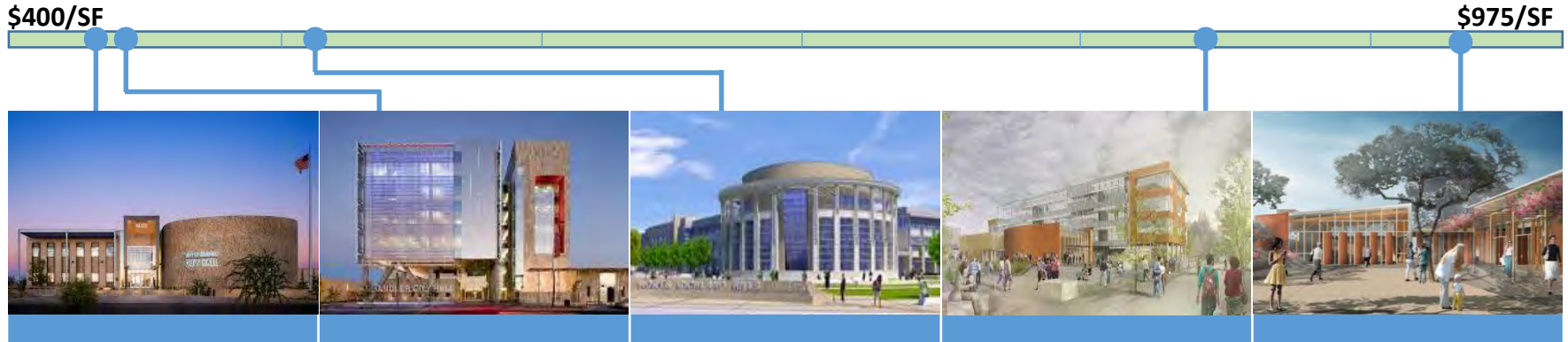
	Current Design Cost Estimate	Increase Over Allocated Budget
Demolition & Site Prep	\$2 M	\$1 M
<b>Soft Costs</b> <ul style="list-style-type: none"> <li>• Design Work</li> <li>• Project Management</li> <li>• Permit Fees</li> <li>• Percent for Art</li> </ul>	\$6 M	\$1+ M
<b>Site</b> <ul style="list-style-type: none"> <li>• North Parking Lot</li> <li>• Plaza</li> <li>• Water Feature</li> <li>• Stormwater Treatment</li> </ul>	\$1.5 - 2 M	\$0.5 - 1 M
<b>Building</b> <ul style="list-style-type: none"> <li>• Seismic Upgrade</li> <li>• Energy Efficiency Measures</li> <li>• Photovoltaics</li> <li>• Enhanced Civic Presence</li> <li>• Maximized Cedar Reuse</li> </ul>	\$14.5 - 15 M	\$3.5 - 4 M
<b>TOTAL PROJECT COST</b>	<b>\$24 - 25 M</b>	<b>\$6 - 7 M</b>



# BUILDING COST COMPARISONS

*Study of Similar City Hall Projects in the Western United States  
by a Third Party Cost Consultant*

*Commissioned in Early 2016 by the City of Eugene*



Maricopa City Hall  
Maricopa, AZ  
Completed 2013

**\$427/SF**

Chandler City Hall  
Chandler, AZ  
Completed 2012

**\$433/SF**

North Richland Hills  
Municipal Complex  
N. Richland Hills, TX  
Completed 2016

**\$507/SF**

Bothell City Hall  
Bothell, WA  
Completed 2015

**\$847/SF**

Del Mar City Hall  
Del Mar, CA  
Sched. Comp. 2017

**\$949/SF**

# BUILDING COST COMPARISONS



EUGENE CITY HALL  
Late 2017

**\$450-470/SF**

\$400/SF

\$975/SF



Maricopa City Hall  
Maricopa, AZ  
Completed 2013

**\$427/SF**



Chandler City Hall  
Chandler, AZ  
Completed 2012

**\$433/SF**



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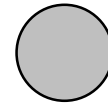
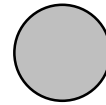
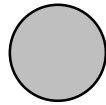
Del Mar City Hall  
Del Mar, CA  
Sched. Comp. 2017

**\$949/SF**

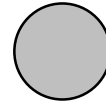
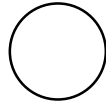




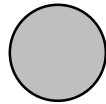
**Stewardship**



**Identity**



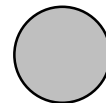
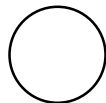
**Participation**



**Simplicity**



**Eugene @ 200**



# EUGENE CITY HALL

## POTENTIAL FUNDING SOURCES

Funding Source	How Used	Use of Funds
Capital Budget Allocations	One-time and on-going sources Could repay a bond or loan	Flexible
Risk Fund	One-time source	Upgraded seismic features
Fundraising	One-time source	Water feature and history element
Public Works Funds	Reallocation of existing sources	Right-of-way, sidewalks, tree plantings, park/plaza improvements
Bonds Repaid From Parking Fees	On-going source Could repay a bond or loan	Parking lot
Other One-Time Funding Sources	If available	To be determined



# EUGENE CITY HALL NEXT STEPS

- FOLLOW-UP WORK SESSION: APRIL 20
- CITY HALL GROUNDBREAKING: FALL 2016
- PROJECT COMPLETION: END OF 2017

# EUGENE CITY HALL CIVIC HEART

