

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: City Hall Rebuild Update

Meeting Date: February 10, 2014
Department: Central Services
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Agenda Item Number: A
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ISSUE STATEMENT

The purpose of this work session is to present design concepts for the City Hall rebuild project to the council for the purpose of providing feedback to the design team and the staff project team.

BACKGROUND

At the January 23, 2013 work session, the council unanimously directed the City Manager to develop a City Hall design on the current site with the goal of retaining the Council Chamber, existing parking (to the extent possible) and public art as well as any other components that make sense from an operational or design standpoint. A complete council action history related to City Hall is included as Attachment A.

The City selected two companies with deep local roots to lead this project - Rowell Brokaw Architects as the project architect, and McKenzie Commercial Contractors as the General Contractor/ Construction Manager. Rowell Brokaw is supplementing their local experience and design expertise by teaming up with the Miller Hull Partnership from Seattle to add a high level of regional and national expertise in public architecture and high-performance building design. McKenzie Commercial is providing construction consulting and cost estimating during the design process, will manage the bidding process for all major components of the work, and will act as the general contractor during construction.

The project team has combined valuable technical information from their research and analysis with input from community members to develop, evaluate, and refine design strategies that translate the council-developed project values of Identity, Stewardship, Participation, Simplicity, and Eugene @ 200 years old into innovative concept designs that meet the project's identified budget and needs. These initial concept designs provide specific design options for a Phase 1 build-out of City Hall in the context of a larger development framework for the entire site over time. The development framework is intended to provide the flexibility and adaptability to add future phases to City Hall as funding is identified and to respond to other potential development opportunities as they arise.

The design options for City Hall continue to focus on how the Council Chamber could be used or adapted, and how to appropriately consider parking as a valuable resource for the site and its immediate surroundings. Public art also continues to be 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 is to remake City Hall into a welcoming place that reaches out to the community and honors both the City's history and future. A list of stakeholder groups the project team has met with so far is included in Attachment B with more scheduled in the coming months. In addition, public open houses to review concept designs are scheduled for February 10 and 11. Details pertaining to the open houses will be announced shortly.

Project Budget

The council established a budget of \$15 million for the project, which includes approximately \$11 million for construction and \$4 million for soft costs such as architectural design work, engineering, staff project management, permits, furnishings, and other related project costs. The council has set aside \$10.55 million for this project to date, with another \$2 million available from the Telecom Fund to pay for related project costs. The remaining \$2.45 million is expected to come from future budget allocations. The funding plan for City Hall is included as Attachment C. Once the design for the project has been finalized, the council will be asked to approve an appropriation for the project. It is currently anticipated that this will occur at the April 2014 council work session on City Hall.

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

- A. Council Action History Related to City Hall
- B. Stakeholder Meetings List
- C. City Hall Funding Plan

FOR MORE INFORMATION

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