



# **CITY HALL ADA ENHANCEMENT/REMODEL**

**2016 ACTION PLAN  
1978 Construction**



## HISTORY

**At the February 2, 2016 Council Workshop Council Motions included:**

- **The direction to staff to move forward with the City Hall remodel plan as presented.**
- **The direction to staff to return to Council with options for financing the remaining funds needed, utilizing whatever tools are available.**



## Goals for the Remodel

- **New entrance with ADA elevator**
- **ADA bathrooms**
- **Security**
- **Legal Department under one roof**
- **Customer Service Center Enhancements**
- **Maximized use of space**
- **Electrical Upgrade**
- **HVAC and IT Updates**



# New Entrance

City Hall front door will officially be the park level entrance. Additional security measures will be added by separating the receptionist from the hallway and *closing the upper level door* (emergency exit only.) The elevator will be ADA compliant.



# Entrance



# City Hall at McEuen Park



# Elevator



## Exterior Siding



## ADA Bathrooms

Family bathrooms will be added on each level that will be ADA compliant.





# Bathroom remodels



# Bathroom remodels



# Security

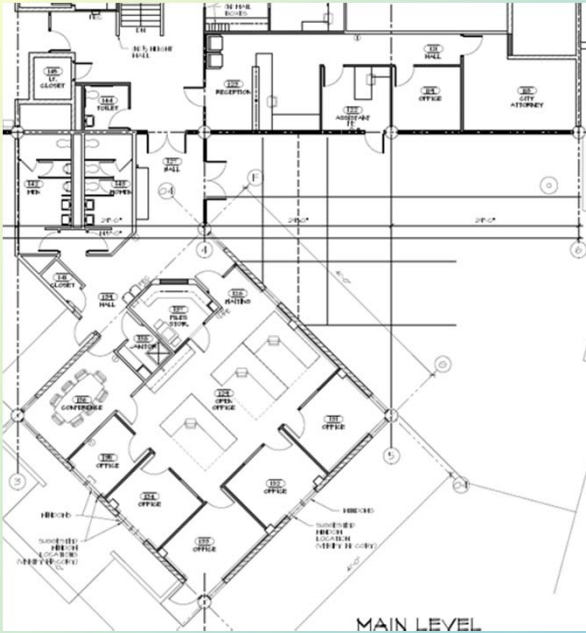
- Secure Receptionist area
- Magnetic card readers for entrance into non-public areas
- Welcoming primary public entrance into the building



# Security



# Security



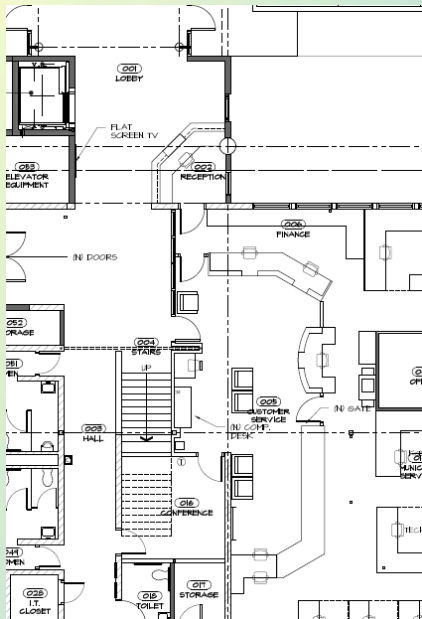
**Legal Department  
in one location**

**Civil and Criminal  
Division will be  
housed in one  
location and will  
be able to share  
resources.**





## Customer Service Center Enhancements



- More visible upon entering City Hall
- A large front counter
- Staff security



## HVAC AND I.T. UPGRADES



## OPTION 1 - \$1.3 Million

### Includes the following:

- Scaled back Main Entrance and ADA Elevator Addition
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- Reuse majority of existing acoustical ceilings and grids
- Replace HVAC units, reuse existing duct work
- Reuse existing electrical lighting
- New electrical service
- New fire alarm
- New IT wiring
- Rough-in only for access control and camera system
- Move Employee Break Room to lower floor.



## OPTION 2 - \$1.65 Million

### Includes the following:

- *Main Entrance and ADA Elevator Addition as presented*
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- *New acoustical ceilings and grids*
- *New exterior doors and frames*
- Replace HVAC units
- *Replace flex duct work*
- *Replace light fixtures with LED fixtures*
- *New electrical service*
- New fire alarm
- New IT wiring
- *Install access control and camera system*
- Move Employee Break Room to lower floor
- *Park and Recreation remodel*



# OPTION 3 - \$1.95 Million

Includes the following:

- Main Entrance and ADA Elevator Addition as presented
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- *Remodel all existing restrooms and remodel employee restrooms next to breakroom*
- New acoustical ceilings and grids
- Replace wood siding around entire upper fascia
- *Replace glass in west facing windows*
- *Replace lower west windows and siding*
- New exterior doors and frames
- Replace HVAC units
- Replace flex duct work
- Replace light fixtures with LED fixtures
- New electrical service
- New fire alarm
- New IT wiring
- Install access control and camera system
- Move Employee Break Room to lower floor
- Park and Recreation remodel
- *Repaint exterior*
- *Replace server room roof top unit*



# The Cost

Substantial remodel can be accomplished in one of three options

- \$525,000 from sale of Harrison Avenue property
- \$84,000 estimated from sale of the city owned Fruitland property
- Remaining amount financed through a lease over a 20 year term (estimated to be a 2.45% interest)

**Option 1: \$1.3 Million**  
 \$609,000 Property Sales  
 \$691,000 Lease  
 (Payments to be \$3,645.00/Month)

**Option 2: \$1.65 Million**  
 \$609,000 Property Sales  
 \$1,041,000 Lease  
 (Payments to be \$5,491.00/Month)

**Option 3: \$1.95 Million**  
 \$609,000 Property Sales  
 \$1,341,000 Lease  
 (Payments to be \$7,073.00/Month)

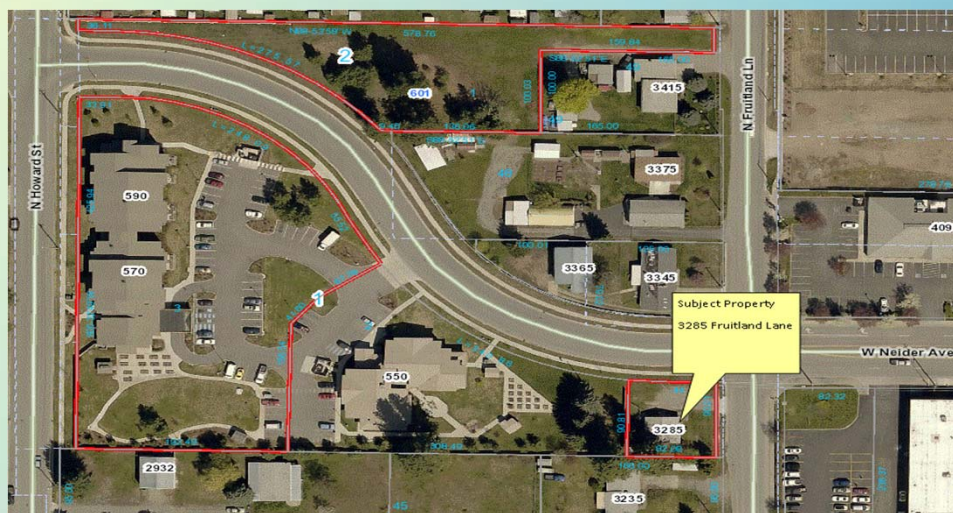


# DECISION POINT

- To approve the funding sources as presented and authorize staff to move forward with the bid process



# SURPLUS PROPERTY





# SURPLUS PROPERTY

