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

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)

<table>
<thead>
<tr>
<th>Option 1: $1.3 Million</th>
<th>Option 2: $1.65 Million</th>
<th>Option 3: $1.95 Million</th>
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<tbody>
<tr>
<td>$609,000 Property Sales</td>
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<tr>
<td>$691,000 Lease</td>
<td>$1,041,000 Lease</td>
<td>$1,341,000 Lease</td>
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<tr>
<td>(Payments to be $3,645.00/Month)</td>
<td>(Payments to be $5,491.00/Month)</td>
<td>(Payments to be $7,073.00/Month)</td>
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DECISION POINT

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

SURPLUS PROPERTY