



*Blue stars denote meetings where Staff has brought forward contracts for the approval of the Governing Body.*

## Milestones of Municipal Complex Improvements

## MUNICIPAL COMPLEX IMPROVEMENTS PROJECT TIMELINE:

### **2021 FEASIBILITY STUDY**

*March 15, 2021 Council Meeting / Staff Report*

This discussion item was discussed at the [March 15, 2021 council](#) meeting (page 37 of 99).

In mid-2020, the City engaged with an architectural firm, Six Twenty One, to perform a high level analysis to determine the possibility of creating secure facilities and include appropriate spaces for public interaction, expanded office/meeting space and better flow of operations. This analysis provided a layout that accommodated some of the challenges of the existing facility. This analysis provided the layout for basic renovations (future option 1). It is important to note, that this analysis was not scoped to assess the condition of the existing facility and the support services such as plumbing, HVAC or electrical.

### **2022 ARCHITECTURAL CONTRACT FOR FACILITY ASSESSMENT AND CONCEPT DEVELOPMENT**

*September 6, 2022 Council Meeting / New Business*

This item was discussed and approved at the [September 6, 2022 council meeting](#) (page 156 of 229).

In 2022, the City engaged with an architectural firm selected through a submittal/interview process. Staff brought forward to the governing body a phased contract for the selected firm, Clark & Enersen. The contract was broken up into phases and the first contract included the following phases:

Facility Assessment- Analyze current condition of viability of existing site, building and systems for future renovation/expansion.

Programming- Determine space needs, adjacency requirements of staff and plan for growth needs.

Concept Development- Utilize programming phase to develop conceptual options.

Schematic Design- Utilize the selected concept to take a deep dive into the layout. This includes structural analysis, code compliance and mechanical needs for the chosen concept.

The facility assessment and programming will include all structures on the municipal campus to ensure that space is being utilized efficiently and to provide for appropriate adjacencies in this or future renovations. This includes City Hall, Police Department and the Community Center.

### **FEBRUARY 2023 COUNCIL WORKSHOP**

The executive summary of the Facility Assessment can be found here: FACILITY ASSESSMENT.

At the February 2023 Council Workshop, the facility assessment results were presented along with 3 options for renovations for City Hall and 1 option for renovation for the Police Department.

Renovation concepts were presented to the Governing Body at the February 11, 2023 work session. Costs of renovation helped to determine that the next step should include a concept with full reconstruction of City Hall.

### **JULY 2023 OPTIONS FOR RENOVATIONS**

*July 17, 2023 / Finance Committee Report*

This item was discussed at the [July 17, 2023 council meeting](#) (page 51 of 177).

Three concepts were presented to the Finance Committee on June 27, 2023 with motion to present to full Council to include the recommendation that the City pursue a new construction with cost ceiling of \$30 million.

Concepts along with the Finance Committee recommendation for budget ceiling was presented to the Governing Body at the July 17, 2023 council meeting. Staff was given the direction to bring back 3 concepts for new construction. Given the original scope of the project allowed for 3 total concepts, the scope was adjusted to complete the conceptual design under the existing contract with a new contract coming forth for the development of the Concepts and Schematic Phase.

### **SEPTEMBER 2023 ARCHITECTURAL CONTRACT TO COMPLETE SCHEMATIC DESIGN**

*September 6 / New Business*

This items was discussed and approved at the [September 6 council meeting](#) (page 30 of 58).

The July 17, 2023 Council Meeting gave direction for staff to pursue new construction options with at cost ceiling of \$30 million. A design contract supplemental (No. 1) was developed for the phases of concept design, and schematic design for new construction. Staff anticipates Concept Design to be presented to the Governing Body in November and completion of the Schematic Phase in March 2024. Subsequent phasing schedule and funding will be addressed with a future supplemental agreement.

### **NOVEMBER 2023 OPTIONS FOR RENOVATIONS**

*November 6, 2023 / Committee of the Whole*

This item was discussed and option E approved for the next phase of Schematic Design at [the November 6, 2023 council meeting](#) (page 167 of 189).

Five concepts derived from Option 3 Construction of New City Hall were presented with costs to the Governing Body for selection.

- A. Two story with court room (as presented in June 2023)
- B. Two story with council chambers as shared space with court room
- C. Two story with council chambers as shared space with court room
- D. Single story with council chambers as shared space with court room
- E. Single story with court room reconstructed adjacent to Police Department following the model of other cities where City Hall functions are separate from PD/Court functions. Staff recommends this option following the models of other cities for form and function.

### **JANUARY 16, 2024 DESIGN DISCUSSION ON REQUESTED CITY HALL IMPROVEMENTS**

*January 16, 2024 / Committee of the Whole*

This item was discussed at the [January 16, 2024 council meeting](#) (page 127 of 168).

At the November 6, 2023 council meeting, the Governing Body selected a concept for the City Hall Improvement project and requested that the Design Team review two requests of the Governing Body:

- 1) Maintaining the space of the Council Chambers to use for Court
- 2) Inclusion of underground parking in the new facility

Staff did not recommending inclusion of either of these design options due to cost/benefit of each item.