

# Library Reuse and Expanded City Hall Alternatives Analysis

Presentation of Options and Probable Cost

# topics

library reuse vs new city hall

options for city-owned property

operational costs of

new vs doing nothing

# background

2009 study by FM Solutions

annual cost to operate: \$2.97M

deferred maintenance: \$22.55M

address LFUCG space needs




# existing lfucg buildings

Existing LFUCG Buildings	staff	gsf	gsf/staff
City Hall	289	150,000	519
City Hall Annex (w/o Garage)	88	30,153	343
Switow	77	16,410	213
Phoenix	184	78,165	425
Police HQ	148	60,141	406
	<b>786</b>	<b>334,869</b>	<b>426</b>

# proposed city hall

Proposed City Hall	staff	gsf	gsf/staff
New City Hall Downtown	472	157,336	333
New Satellite Facility	337	95,501	283
	<b>809</b>	<b>252,837</b>	<b>313</b>

# existing vs. new

Existing LFUCG Buildings	staff	gsf	gsf/staff
	786	334,869	426
Proposed City Hall	staff	gsf	gsf/staff
	809	252,837	313
			
	23 more staff	82,032 GSF (25%) less GSF	113 GSF (26%) less GSF per person

# 20-year operational cost

20-Year Operations and Maintenance (O&M) Cost	GSF	\$/sf	\$/yr	20yr\$	deferred maintenance	Total cost of ownership
Five existing buildings	334,869	\$8.88	\$2,973,637	\$59,472,734	\$22,500,000	\$81,972,734
New consolidated buildings	252,837	\$7.25	\$1,833,070	\$36,661,394	\$ -	\$36,661,394

savings over  
20 years

**\$45,311,340**

objective

viability of new city  
hall on city owned  
block



objective  
determine  
whether library  
makes fiscal sense

conclusion

library too small

need

# General Services Administration (GSA) benchmark

need

General Services Administration  
(GSA) benchmark

157,336 gsf

library offers

109,963 gsf

shortage of  
47,572 gsf

not large  
enough for  
council  
chamber

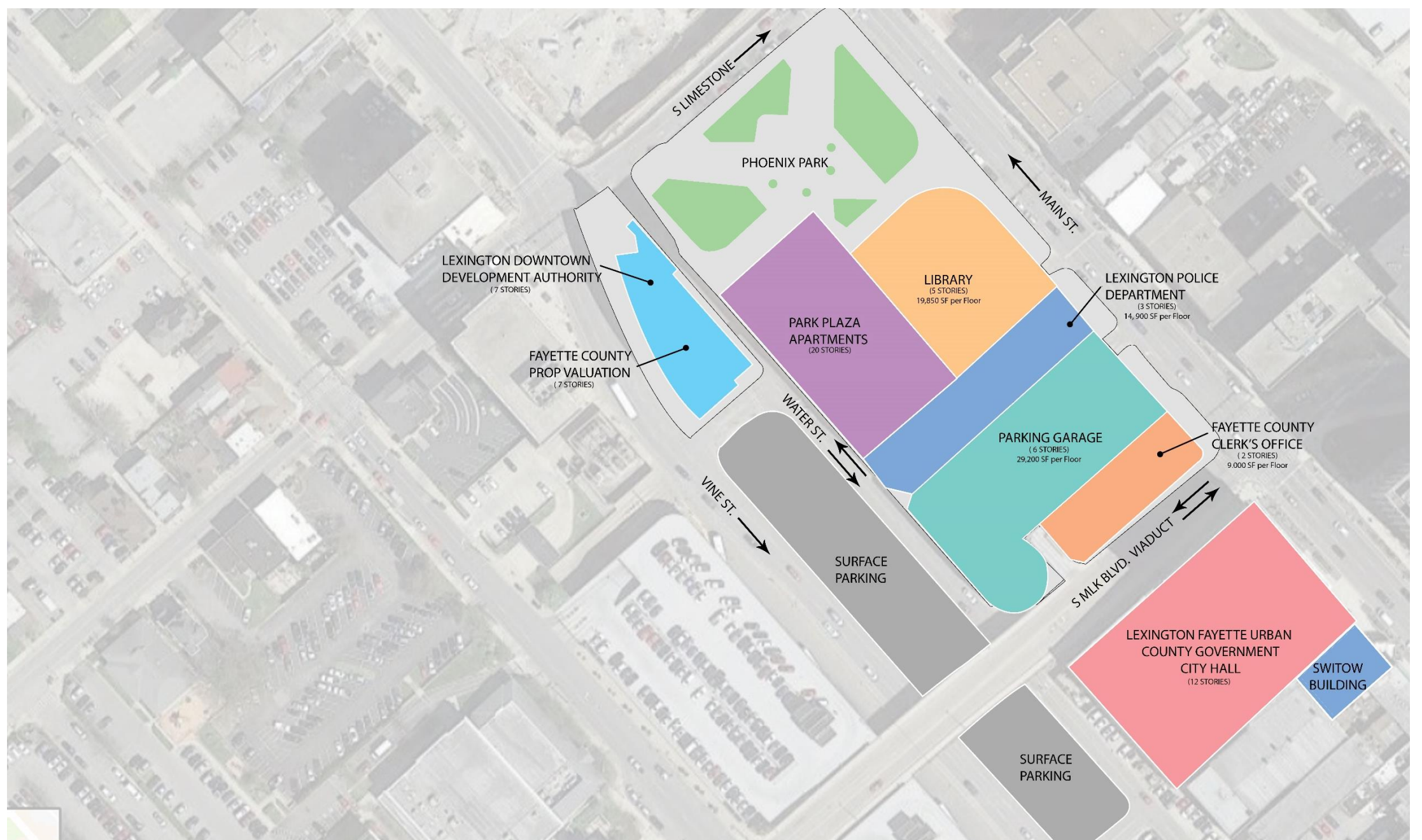


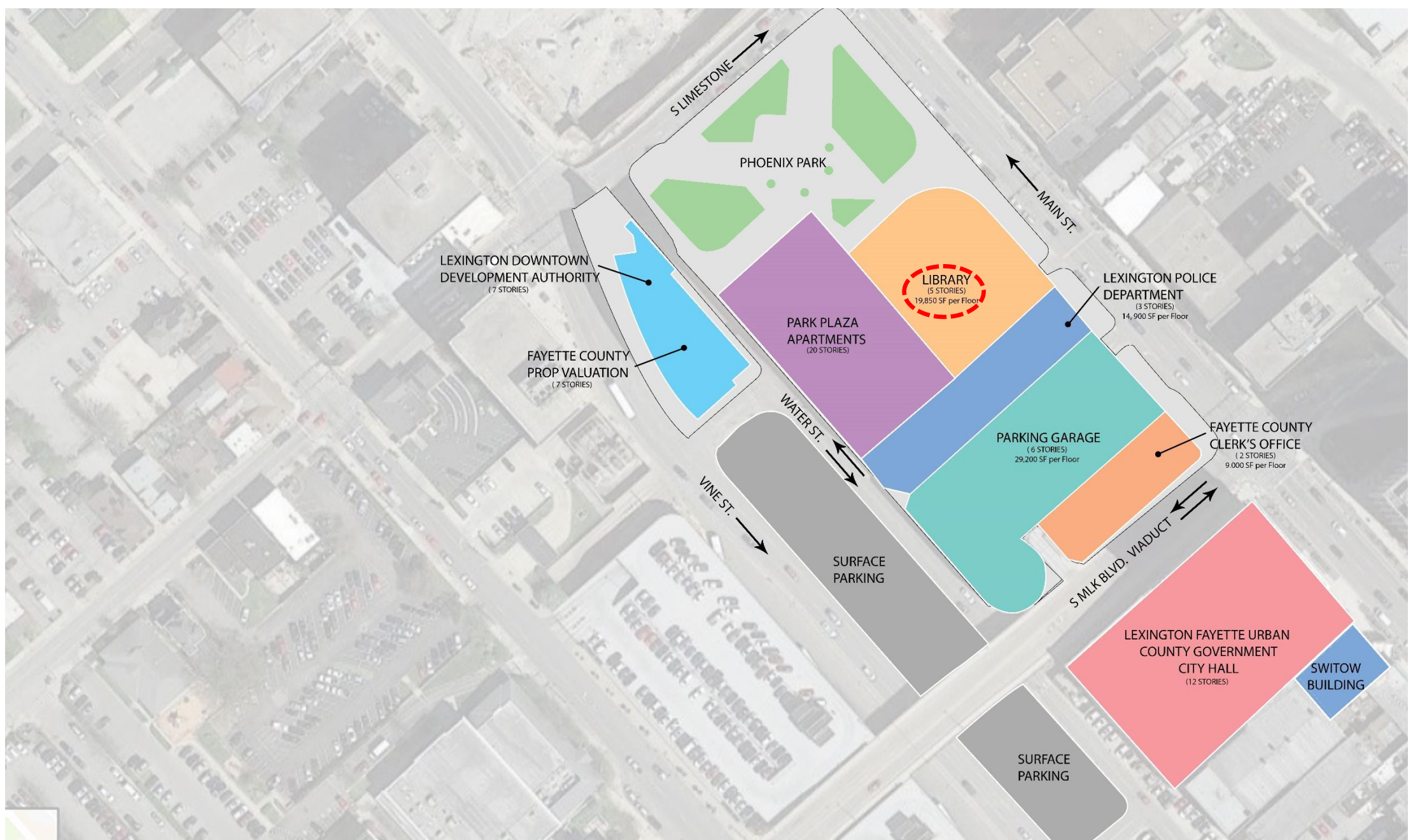


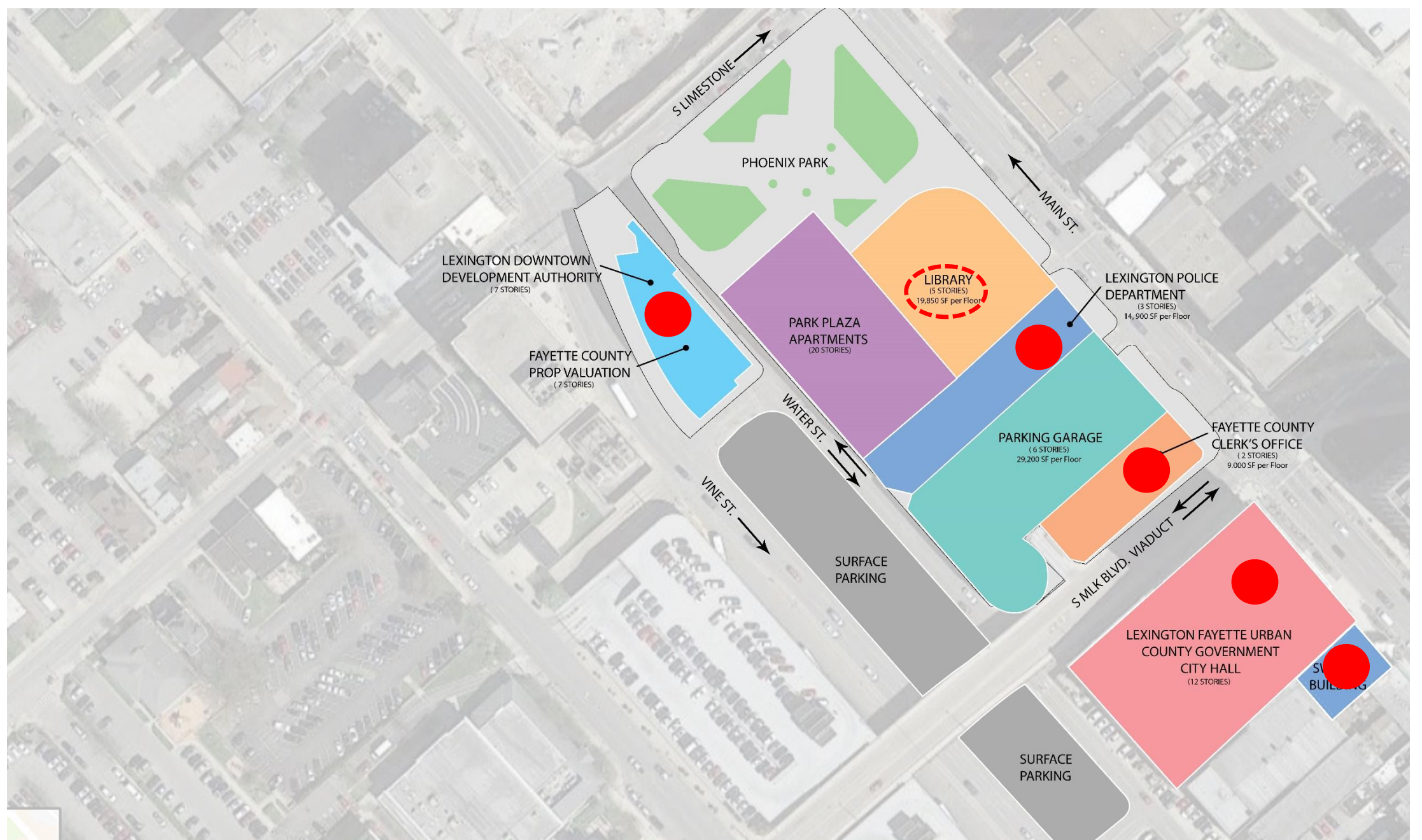
building systems  
central plant  
life-safety | egress  
elevators  
exterior windows  
accessibility  
energy efficiency

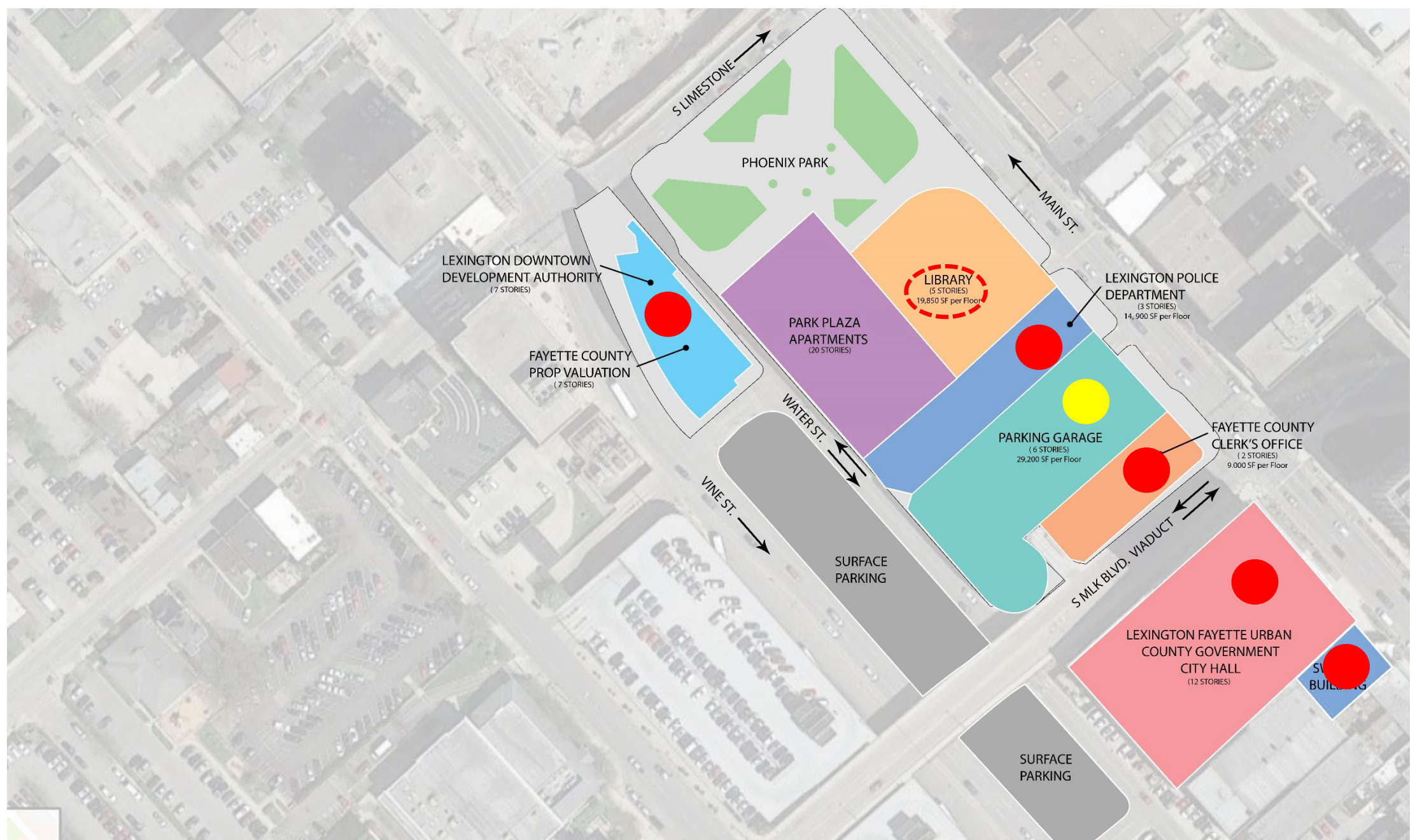


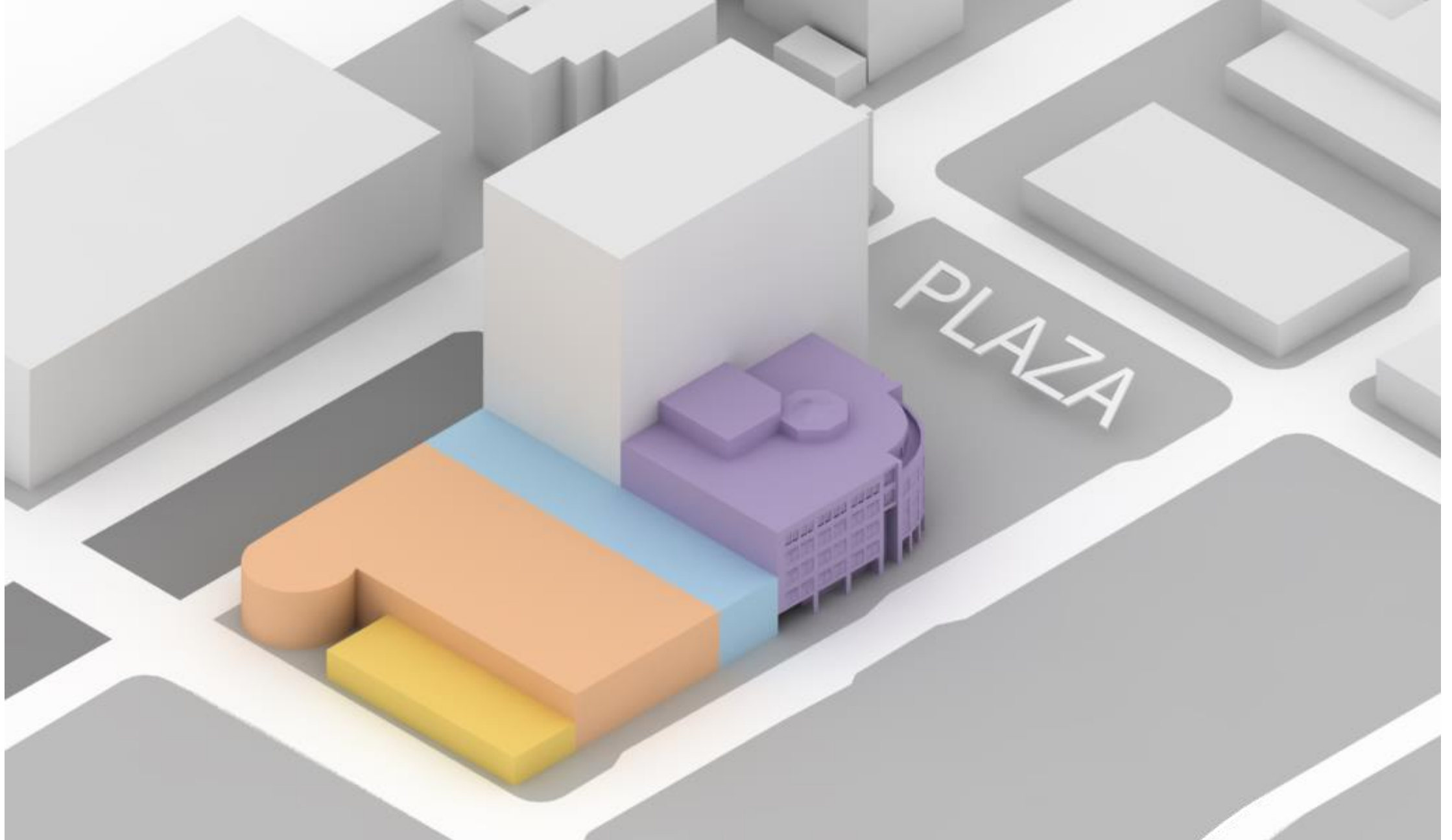
# urban context

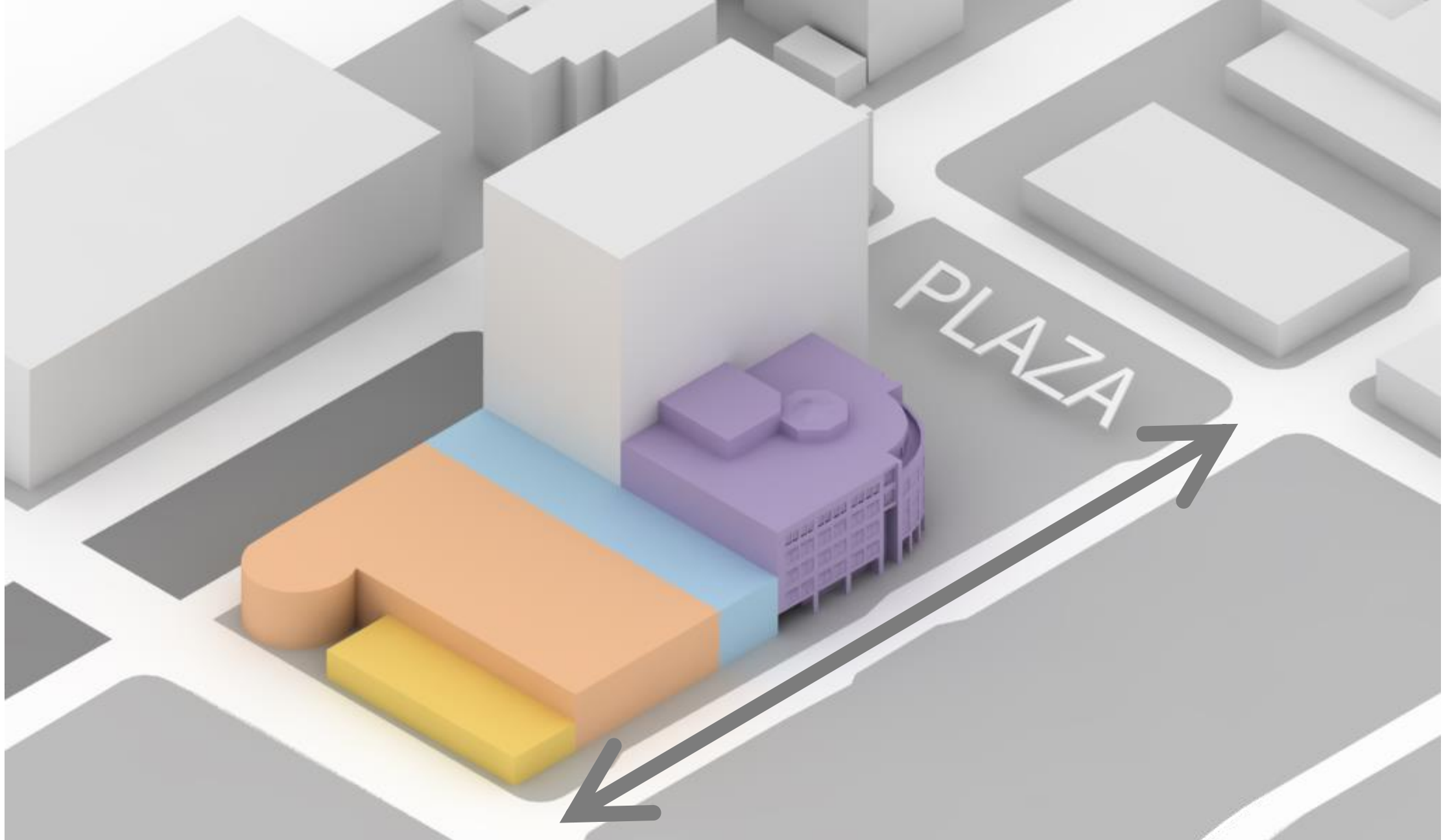






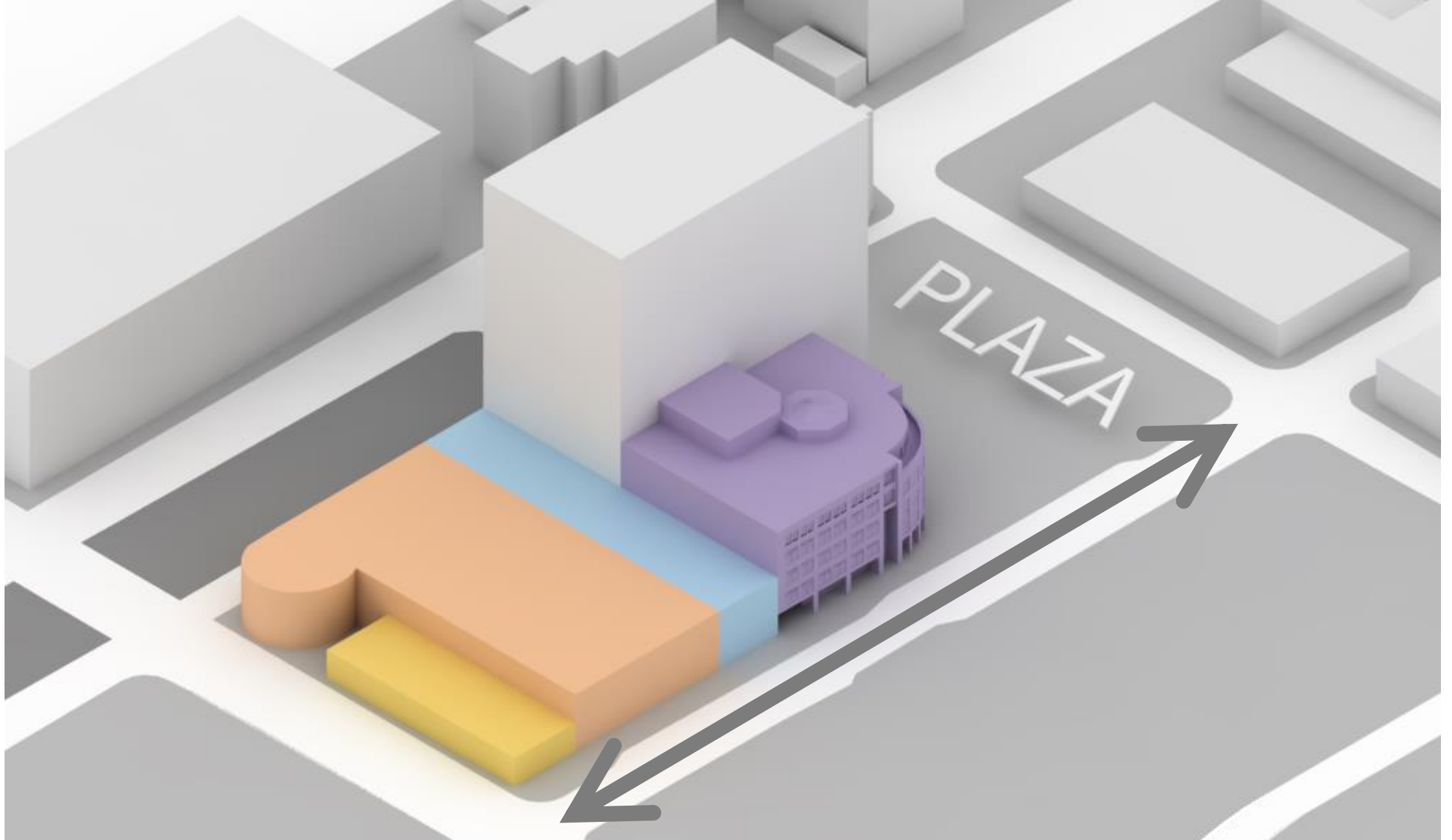


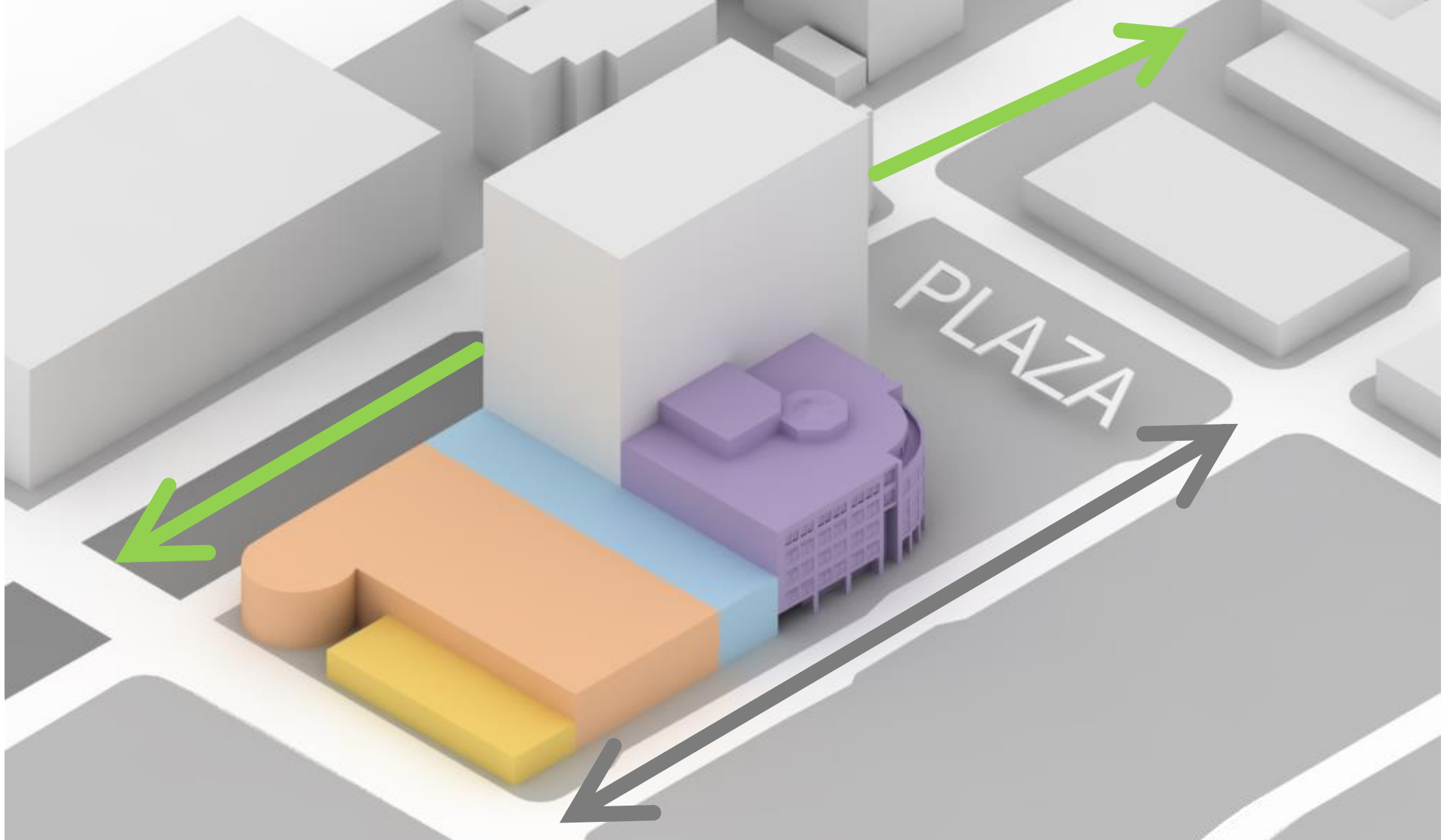




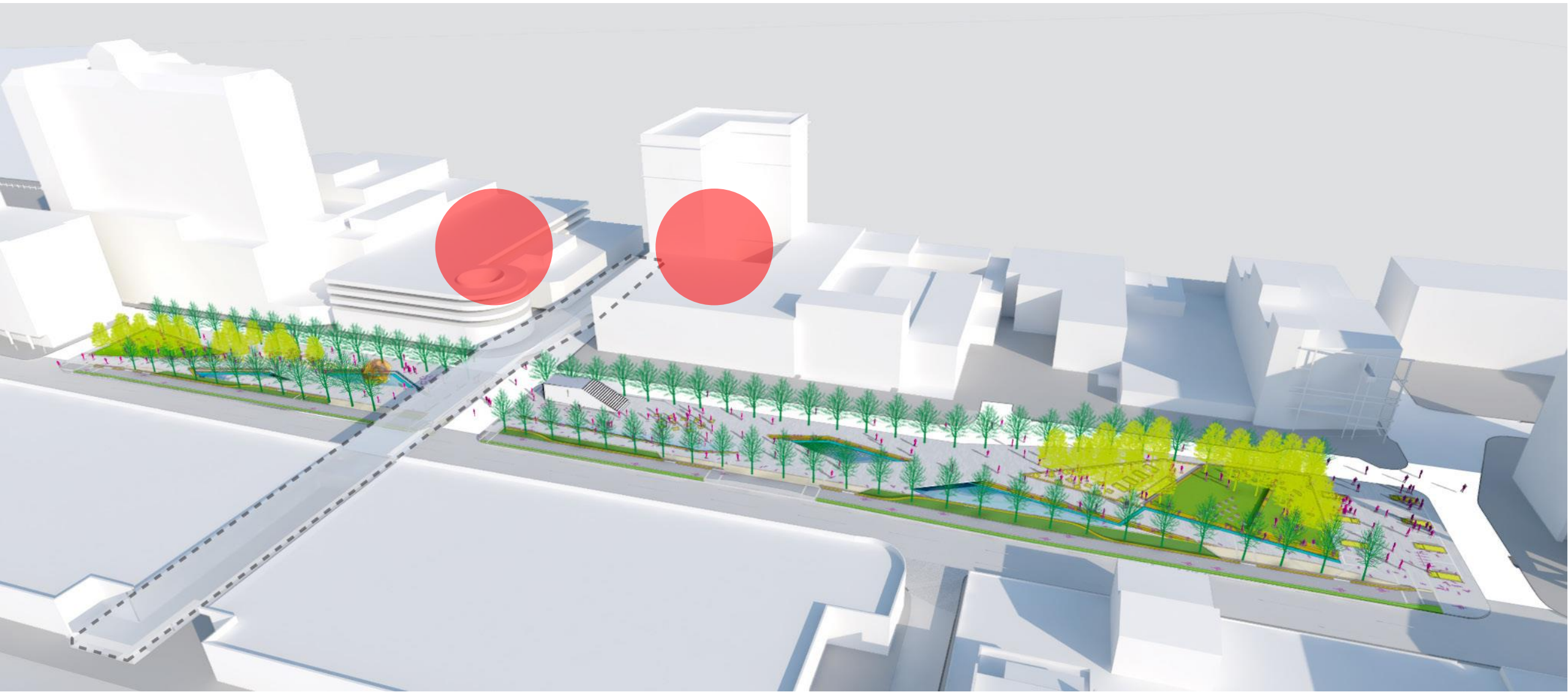














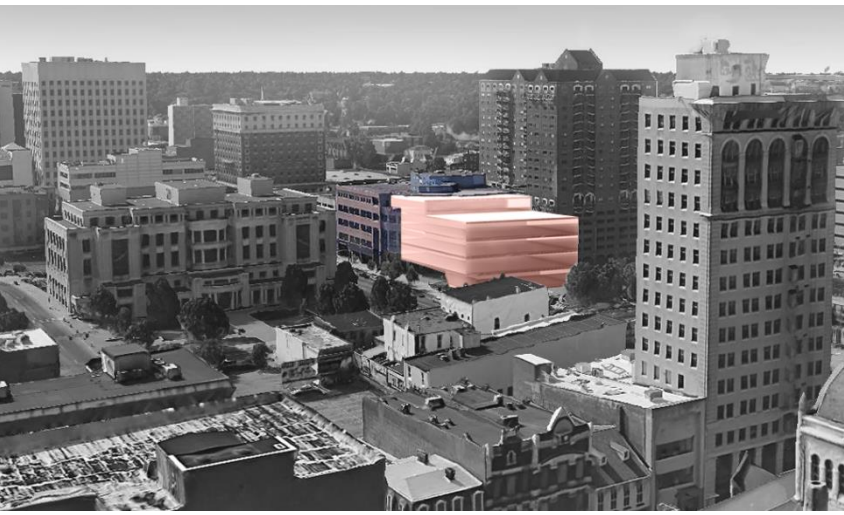




# alternatives

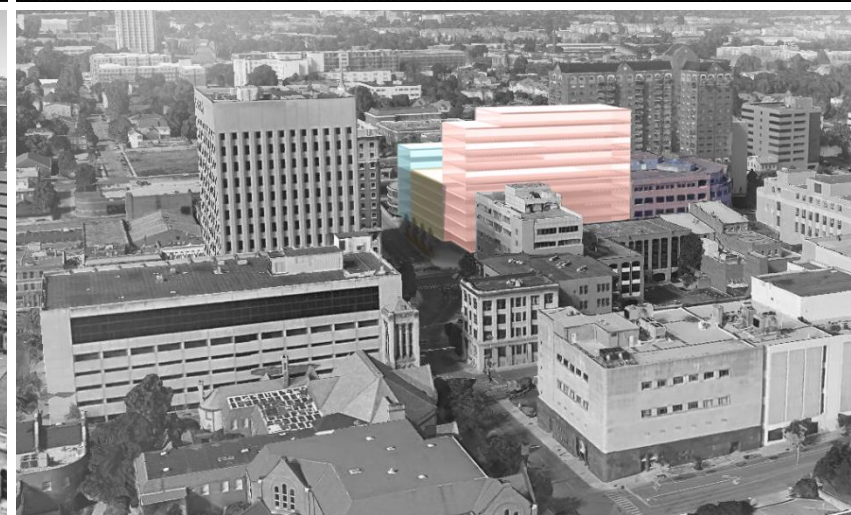


# library + addition



# library + addition

# re-utilize LFUCG property



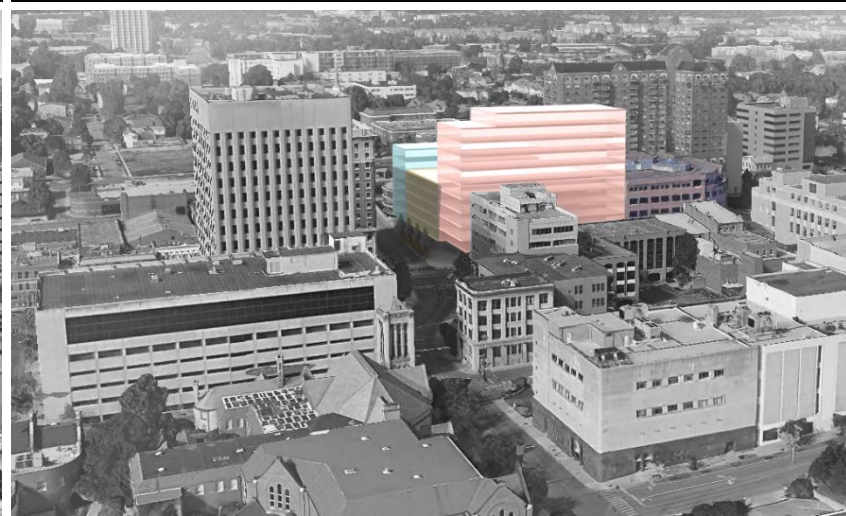
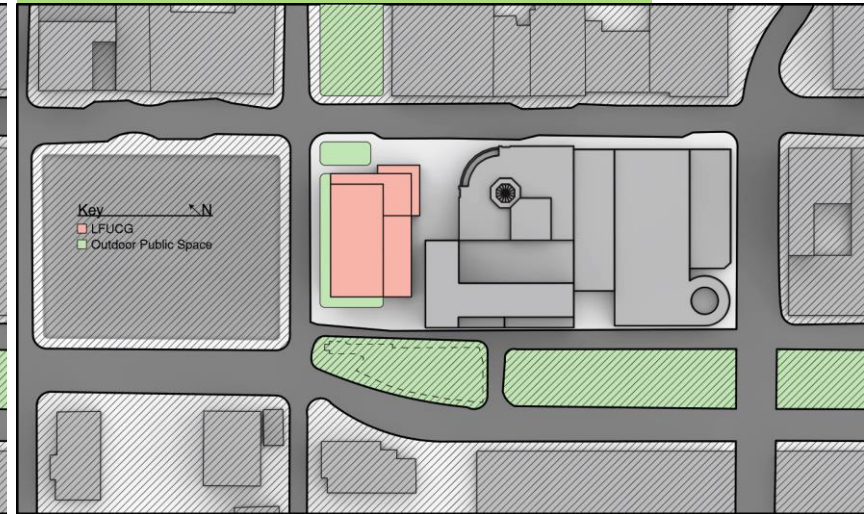
library + addition



re-utilize  
LFUCG property



stand alone



## library + addition



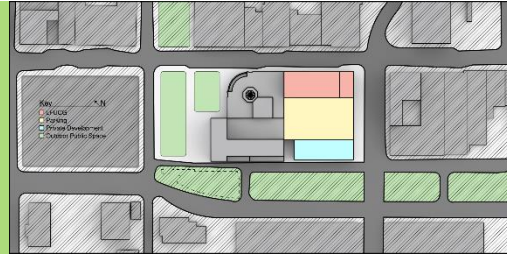
- Civic Core at Robert E Stephens Courthouse Plaza
- Annex garage, clerk, police buildings untouched
- Council chamber at second floor partially in existing double height space and partially in new addition
- Largest ground floor foot print
- No new parking required
  
- *Relocation of existing Fire and Police Memorials*
- *Vacates Phoenix building and GC - available for LFUCG to sell or redevelop*
- *Mid-range project costs, includes cost of library acquisition*
- *Functional layout defined/constrained by existing library building*

## library + addition



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## re-utilize LFUCG property



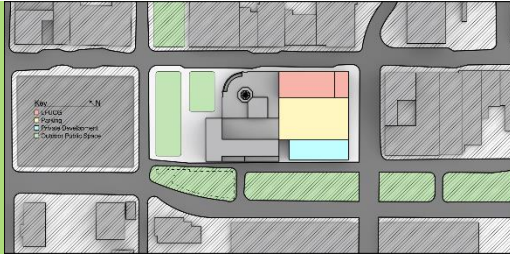
- Retail and development opportunity along Main Street and Karst Park
- Connection between Main Street and Vine Street at MLK
- Private development opportunity
- Builds all new 'purpose built' Government Center
- *LFUCG must relocate Police Department and County Clerk before work begins.*
- *Vacates Phoenix building and GC - available for LFUCG to sell or redevelop*
- *Highest project costs*
- *Limits ground floor presence (smallest building footprint)*
- *Complexity of phasing/implementation (relocation, demolition)*
- *Requires new parking garage*

## library + addition



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## re-utilize LFUCG property



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## stand alone



- Civic Core at Robert E Stephens Courthouse Plaza
- Annex garage, clerk, police buildings untouched
- New prominent, ground floor location for Council Chamber
- Flexible ground floor options - largest foot print
- All new, 'purpose built' government center
- No new parking required
- *May require relocation of existing Fire and Police Memorials*
- *Vacates Phoenix building and GC - available for LFUCG to sell or redevelop*
- *Lowest project cost*
- *Potential impact of views of Park Plaza lower level apartments*

# cost analysis

# estimated costs

	Library + Addition	
Option GSF	159,857	
	low	high
Estimated Construction Cost (ECC)	\$56.9 M	\$59.0 M
\$/SF	\$356	\$369
Escalation Contingency	13.2%	13.9%
Anticipated Construction Start	Oct-19	Oct-19
Escalated Cost	\$64.4 M	\$67.2 M
\$/SF	\$403.08	\$420.24
Potential Total Project Cost* (TPC)	\$96.9 M	\$100.3 M



# estimated costs

	Library + Addition		Re-utilize LFUCG Property	
Option GSF	159,857		157,335	
	low	high	low	high
Estimated Construction Cost (ECC)	\$56.9 M	\$59.0 M	\$68.0 M	\$71.3 M
\$/SF	\$356	\$369	\$432	\$453
Escalation Contingency	13.2%	13.9%	16.3%	16.9%
Anticipated Construction Start	Oct-19	Oct-19	Apr-20	Apr-20
Escalated Cost	\$64.4 M	\$67.2 M	\$79.1 M	\$83.4 M
\$/SF	\$403.08	\$420.24	\$502.77	\$529.87
Potential Total Project Cost* (TPC)	\$96.9 M	\$100.3 M	\$104.2 M	\$109.3 M

# estimated costs

	Library + Addition		Re-utilize LFUCG Property		Stand Alone	
Option GSF	159,857		157,335		157,562	
	low	high	low	high	low	high
Estimated Construction Cost (ECC)	\$56.9 M	\$59.0 M	\$68.0 M	\$71.3 M	\$65.1 M	\$67.6 M
\$/SF	\$356	\$369	\$432	\$453	\$413	\$429
Escalation Contingency	13.2%	13.9%	16.3%	16.9%	11.0%	11.6%
Anticipated Construction Start	Oct-19	Oct-19	Apr-20	Apr-20	Apr-19	Apr-19
Escalated Cost	\$64.4 M	\$67.2 M	\$79.1 M	\$83.4 M	\$72.2 M	\$75.5 M
\$/SF	\$403.08	\$420.24	\$502.77	\$529.87	\$458.37	\$478.88
Potential Total Project Cost* (TPC)	\$96.9 M	\$100.3 M	\$104.2 M	\$109.3 M	\$91.4 M	\$95.4 M

# conclusions

objective

library purchase  
offers *no* economic  
benefit to LFUCG

# additional takeaways

due to inefficiencies of existing buildings LFUCG currently occupies and maintains 25% more square footage than it requires

# additional takeaways

new building(s) (vs existing)

offers LFUCG up to \$45.3M

in savings to operate and

maintain over the next 20 years

next step:  
detailed planning study

How does it operate?

How big is it?

What does it look like?

Where is it located?

How much will it cost?

When will it open?

Delivery method?



thank you