

CITY HALL BUILD-OUT PROJECT

Approved Budget: \$ 4,200,000

Original Building Cost: \$15,462,200 (approximately \$135/square foot) Year Built: 2002

Examples of scale and context:

- If the third floor had not been included in 2002, we would be faced with a major building expansion or building a separate facility to accommodate growth (such as a separate police facility), both of which would be most costly than the proposed renovations.
- Example, the Mary Ann Young Center constructed in 2019 cost \$260/square foot, which does not include Architectural, Engineering, or Furnishing costs.

Project Goals:

- Accommodate current growth
 - 33 positions have been added since the current city hall was constructed
 - Police Department has had the most growth, followed by Building Inspections
 - Police growth was anticipated, resulting in adding the 3rd floor with original construction
- Accommodate future growth
 - Projected needs, next 20 years
 - This timeline parallels anticipated build out of Blaine; therefore, a future expansion should not be needed based on staffing growth. (May need to accommodate staff in other locations for other purposes; for example, public safety response times or adding a new business function or service)
 - Growth study was conducted
- Provide a welcoming place for our residents and customers
 - Access city services
 - Conduct city business
 - Community meeting spaces
 - Recreation programming
 - City Emergency Operations Center
 - Training facilities
 - Gathering spaces
 - Opportunities for enhanced customer service
 - Original vision for the building will be carried forward and hopefully improved: being open to and used by the community

- Provide a welcoming place of work for our employees
 - A workplace culture that supports recruitment, retention, and wellness of employees
 - Enhanced productivity
- Improved Technology
 - Conference and Meeting Rooms will have improved technology that can assist staff to better collaborate and connect with residents, businesses, and other agencies.

Ways we are attempting to save costs and streamline:

1. Did a complete review of office space needs
2. Reuse of as much existing furniture as possible
3. Refurbish existing cubicle walls vs. new walls
4. Use city staff for the move, no hired movers
5. Plan construction timing for optimal bid prices as well as being able to do #4 above
6. While taking advantage of economies of scale to finish the entire 3rd floor, leaving about 1/3 of the space unfinished so that it is available and flexible for future growth and needs
7. Exploring wellness center options for alternative funding for equipment (such as grants and/or donations)
8. Minimal changes for Engineering, Community Development, Building Inspections, and Community Standards space

Cost drivers

1. Finish 3rd floor as much as budget allows
 - a. Economies of scale – maximizing this limits renovation costs in the future
2. Added stairwell between 1st and 2nd floor for BPD use
3. Additional locker room space for PD
4. Evidence storage needs for PD
5. Additional community meeting space
6. Additional training space
7. Enhanced opportunity for appropriate EOC space
8. Work environment conducive to higher levels of morale and productivity
9. ADA requirements
10. Original estimate for furnishings was \$200K; this is similar to what was spent at the MAY Center which is only 15,000 s.f. compared to this project which involves renovation of approximately 59,000 s.f. and build out of the 3rd floor at 14,000 s.f.