



City Hall Study Session

June 21, 2011

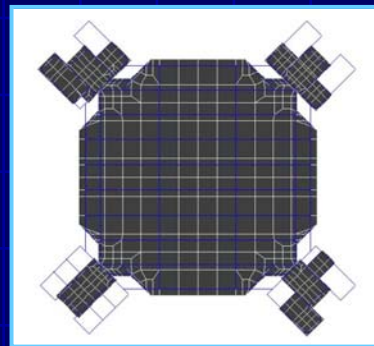
City Hall Design

- Built in 1974 under 1970 Uniform Building Code
- 15 Stories above grade and basement
- Square (112' X 112') footprint
- Rectangular (36' X 30') Wings at each corner
- 225,000 useable square feet
- Height above plaza level: 248 feet



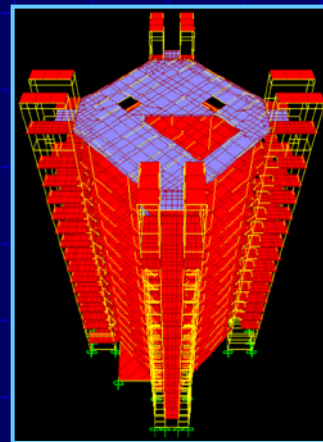
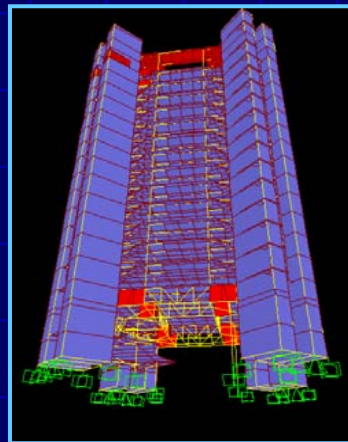
FEMA 310 Reviews

- Tier 1 Structural Review – Feb '05
 - Federally required review resulting from Hurricane Katrina
 - City Hall does not appear to meet FEMA 310 guidelines for seismic sufficiency
 - Recommended to conduct a Tier 2 Study to confirm and identify deficiencies



FEMA 310 Reviews (Cont.)

- Tier 2 Life-Safety Review – Sept '05
 - Concrete skin on Wings create excessive load
 - Vertical trusses are overstressed
 - Columns are overstressed
 - Deformation of columns at the Wings
 - Weak beams

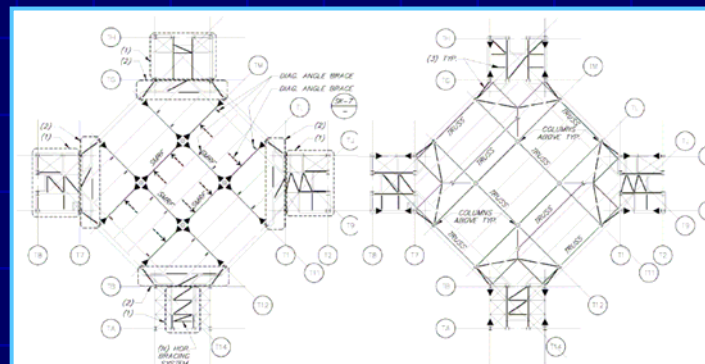


FEMA 310 Reviews (Cont.)

- Tier 2 Life-Safety Review – Sept '05
 - City Hall is structurally sound, but does not meet current seismic standards
 - The 4 Wings are at risk due to excessive weight and weak connections to main structure effecting exiting after seismic event
 - Weak structural areas at Lobby and Mezzanine from overstressed trusses and columns

FEMA 310 Reviews (Cont.)

- Seismic Compliance Assessment – Oct '05
 - Remove concrete panels around Wings and replace with lighter skin
 - Add struts and braced frames for horizontal stability
 - Strengthen selected columns and trusses
 - Add shear plates between frame and floor



Retrofit Costs

- Order of Magnitude Cost – Oct '06

Seismic upgrades	\$50 million
ADA, HVAC, elevator, etc.	\$30 million
Soft costs, FFE & Relocation	\$39 million
TOTAL (2006)	\$119 million

5% Escalation estimate to 2013	\$170 million
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Other Deficiencies



- Buildings in the Civic Center are visually obstructed
 - there are no obvious entrances from city streets

Other Deficiencies



- Segregated uses lead to a sense of isolation with too little foot traffic – raising concerns of security
- Abandoned at night, with few night-time functions, homeless presence

Vision for a New City Hall

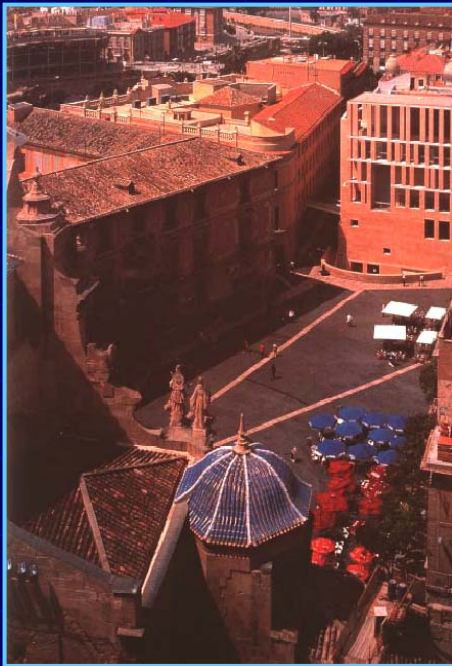
Assumptions

- 325,000 SF building(s)
- Consolidate offsite leases
- 3 acres of City-owned land
- Sufficient parking
- Build a physically efficient, energy saving, operationally effective City Hall
- Keep City Hall open during construction

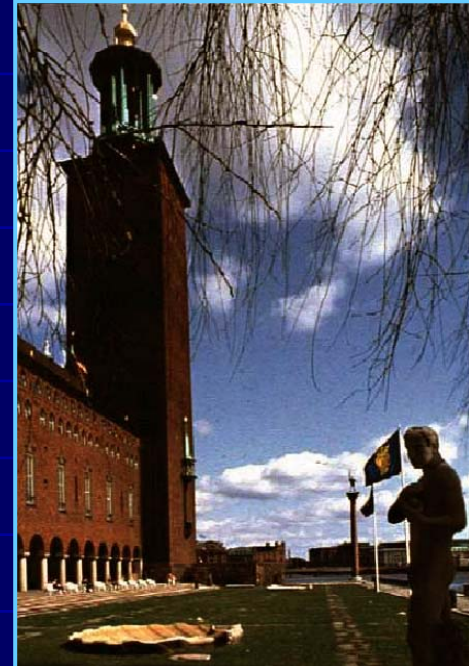
Guiding Principles

- Connect the Civic Center to the surrounding downtown
- Maximize the City's downtown real estate asset
- Activate Lincoln Park and re-connect it to city life
- Re-envision the City's Main Library including the possibility of relocating within the downtown area
- Create consolidated "public counter" space

Civic Center Elements



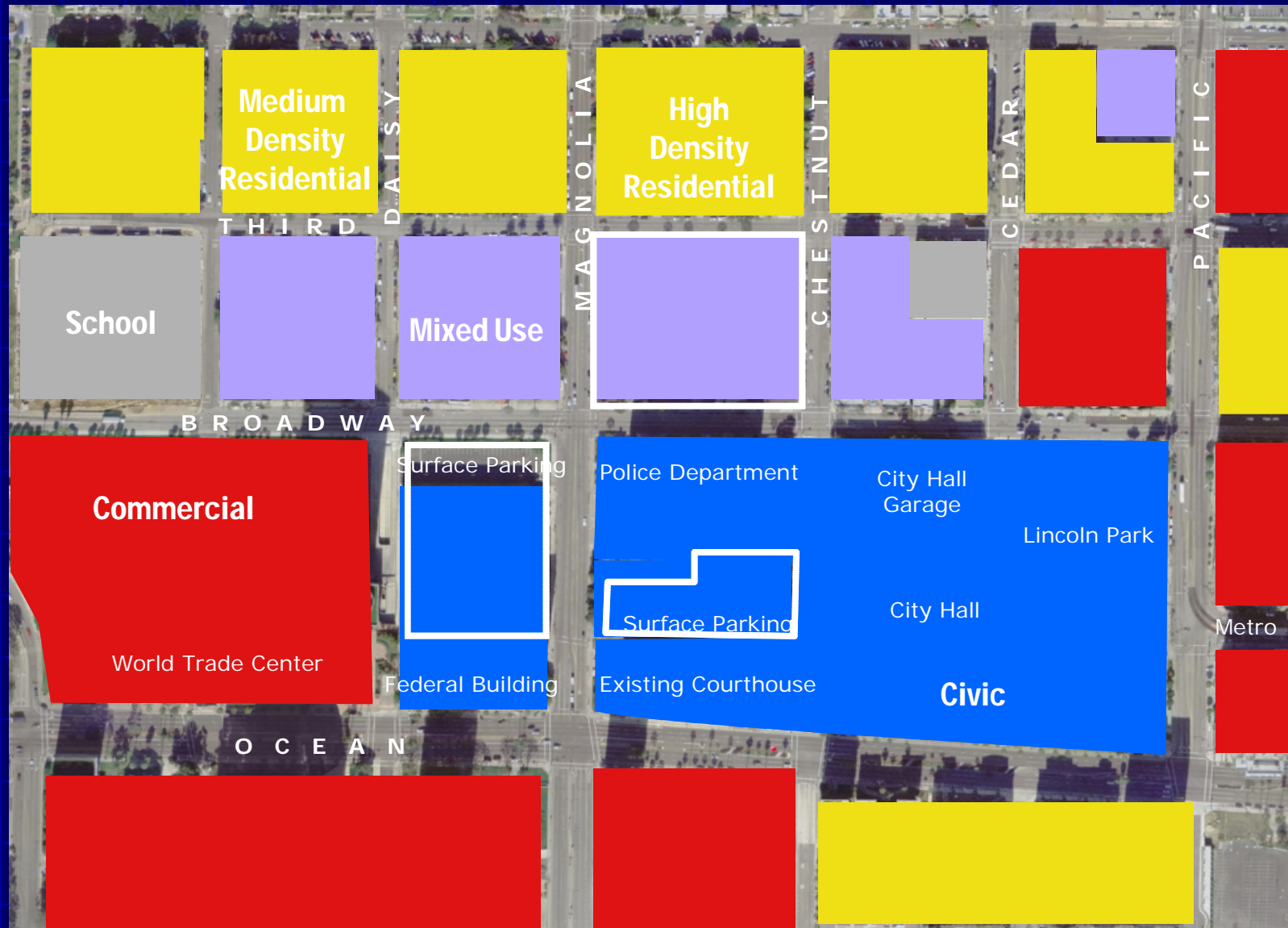
- *Distinctive form*
- *Public gathering*
- *Well connected*
- *Make a "Place"*
- *Multi-functional*



Concept



Existing Land Uses



Costs

- Estimated Construction Costs:
 - Highly Cost Effective: \$200-\$300/SF
 - \$80 - \$120 million
 - Institutional quality: \$325-\$450/SF
 - \$130 - \$180 million
 - Enhanced quality: \$500++/SF
 - \$200+ million
- Does not include land, soft costs, TI's, FFE, and temporary relocation

Considerations

- Pursue retrofit, new-build or buy scenario
- Request financing alternatives from one or more financial advisers
- Determine maximum annual cost
- Identify acceptable site options
- Consider a Public/Private Partnership

Public/Private Partnerships

(From Keyser Marsten)

- PPP has a number of interpretations
 - Private development, financing, construction and ownership of public facility (City pays rent)
 - Private development, financing and construction of public facility purchased by public upon completion (City owns)
 - Public development and financing with private construction management (City finances and owns)
 - Private development management services of public facility in exchange for development rights on public land

PPP Advantages

(From Keyser Marsten)

- Utilize more efficient development management services and experience
- Transfer risk of change orders and construction risks
- Expedite predevelopment process
- Potential cost savings with concurrent private and public development projects going forward simultaneously

PPP Challenges

(From Keyser Marsten)

- If City will eventually own the facility, prevailing wages and public bidding will be required, reducing private sector cost advantages
- Whether privately or publicly financed, impact on City financial statements will likely be the same (annual general fund lease obligation)
- Extent of protection from cost overruns will depend upon extent of control of design by public sector
- Cost efficiencies rarely are enough to overcome public financing cost savings over conventional financing (4.5% vs. 6.5% to 7%)



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