



Proposed Municipal Complex

Why this is necessary:

Current City Hall is insufficient to meet our City's needs:

- Built in 1980 when City's population was about 600, to serve around 1000 residents.
- Cost of repairs and maintenance to keep this building functional is becoming cost prohibitive.
- Constant repairs interfere with employees, operations and services to residents.
- Not designed for today's technology such as not wired properly for a new phone system and outdated IT infrastructure.
- At 4,000 square feet, we have long outgrown this building: having to lease a 2,688 square foot building for our Police Department.
 - Public Works is in the old Fire Station, which itself is old and not in good shape.
 - Storage/records is in shed/other buildings.
- Being spread out affects efficient operations and functions.
- Having to hold such things as police promotion ceremony, candidates' night, Board and Commission meetings, and committee meetings in other buildings due to lack of space. Council Chambers is not available for use by the City due to voting taking about 3 weeks of the year.
- Not recommended for remodeling per professionals as it probably has a cracked slab, floods, is falling apart with the bricks coming off the building, walls cracking, door not closing/locking, and joints beginning to give/sag.

Why Now:

We are out of space.

- Affects our ability to efficiently provide services.
- Affects our costs as we are having to lease space.
- Affects our ability to take advantage of bulk purchasing to save money.
- Affects our ability to have events such as voting not in conflict with city functions.

- Cost of repairs and maintenance are becoming increasingly more expensive and needed more often as building has become high maintenance.
- No longer meets the needs of our growing community.

Financing:

- Considering all options to keep construction costs as low as possible, while also constructing an energy efficient and low maintenance building.
- Constructing City Hall, Community Room and Park all at once to take advantage of lower costs resulting from one-time mobilization of equipment and expected increases in construction costs.
- Pursuing grants and/or other funding sources that are available to assist with costs (but don't have "strings" attached).
- Hiring of a Construction Manager at Risk (CMAR) to oversee the project.
 - CMAR will assume the role of a construction consultant and assist with value engineering, cost estimating, and constructability reviews.
- Exact costs have not been determined. Once a CMAR has been hired costs will be finalized.
- Proposing GO Bond for an amount not to exceed \$14 million for Municipal Complex.
 - Bond will be repaid using I&S portion of tax rate. Existing maintenance and operations funds will not be affected.
- Since this project was begun, several changes have been made since the original proposal.
 - The Municipal Complex was moved out of the flood plain.
 - Municipal Building is one story and designed for future expansion if needed.
 - Municipal Building is reduced in size from the initial 27,000 sq. ft. or only the administration and police building to 20,000 square feet for the entire building including storage.
 - Costs have been reduced from \$18,000,000 to \$14,000,000 for the entire complex including City Hall (administration and police), Community Building, outdoor pavilion and restrooms, and playground.

Time Frame:

Town Hall Meeting:	1-15-2020
City Council Meeting:	1-21-2020 (Discussion to Accept Building Design)
City Council Meeting:	2-04-2020 (Council Vote if Design Approved for Bond Referendum)
GO Bond to voters	5-02-2020

24 months approximately from the start of construction which may be affected by such variables such as weather, availability of materials etc.