



CITY HALL PROJECT

*FUTURE OF
EXISTING CITY HALL*

City Commission Meeting
November 18, 2014

UP TO THIS POINT...



May 2013: Budget Workshop - Building Concerns

- Photos of spalling concrete, deflection at corners, aging HVAC, dated interior
- Led to recommendation of a spatial needs study



UP TO THIS POINT...



May 2014: Assessment & Conceptual Planning Study

- Study by Marcum Engineering; Bacon, Farmer, Workman Engineering; and Peck, Flannery, Gream, Warren
- Reviewed building's history – deflection of 5" noted in 1978
- Conducted needs assessment of building's structure, layout, security, seismic upgrade requirements (**essential versus non-essential facility**), and general renovations.
- Conducted spatial analysis—61,000 ft² building—using 55,000 ft²

UP TO THIS POINT...



May 2014: Assessment & Conceptual Planning Study

- Building does not meet modern seismic standards. Significant new bracing to withstand earthquakes would require invasive building enhancements and replacement of 50% of exterior walls and floor to ceiling windows.
- Canopy is overstressed well beyond acceptable limits. (Led to City's restriction of employee and visitor access under canopy area.)
- Replace plumbing and electrical systems. HVAC has exceeded life-span.

UP TO THIS POINT...



May 2014: Conceptual Opinion of Costs

For demolition of roof canopy, structural repair/seismic enhancement, architectural renovations, mechanical and electrical renovations, 20% contingency, and 20% in indirect costs (permits, fees, etc.)

\$15.6 million

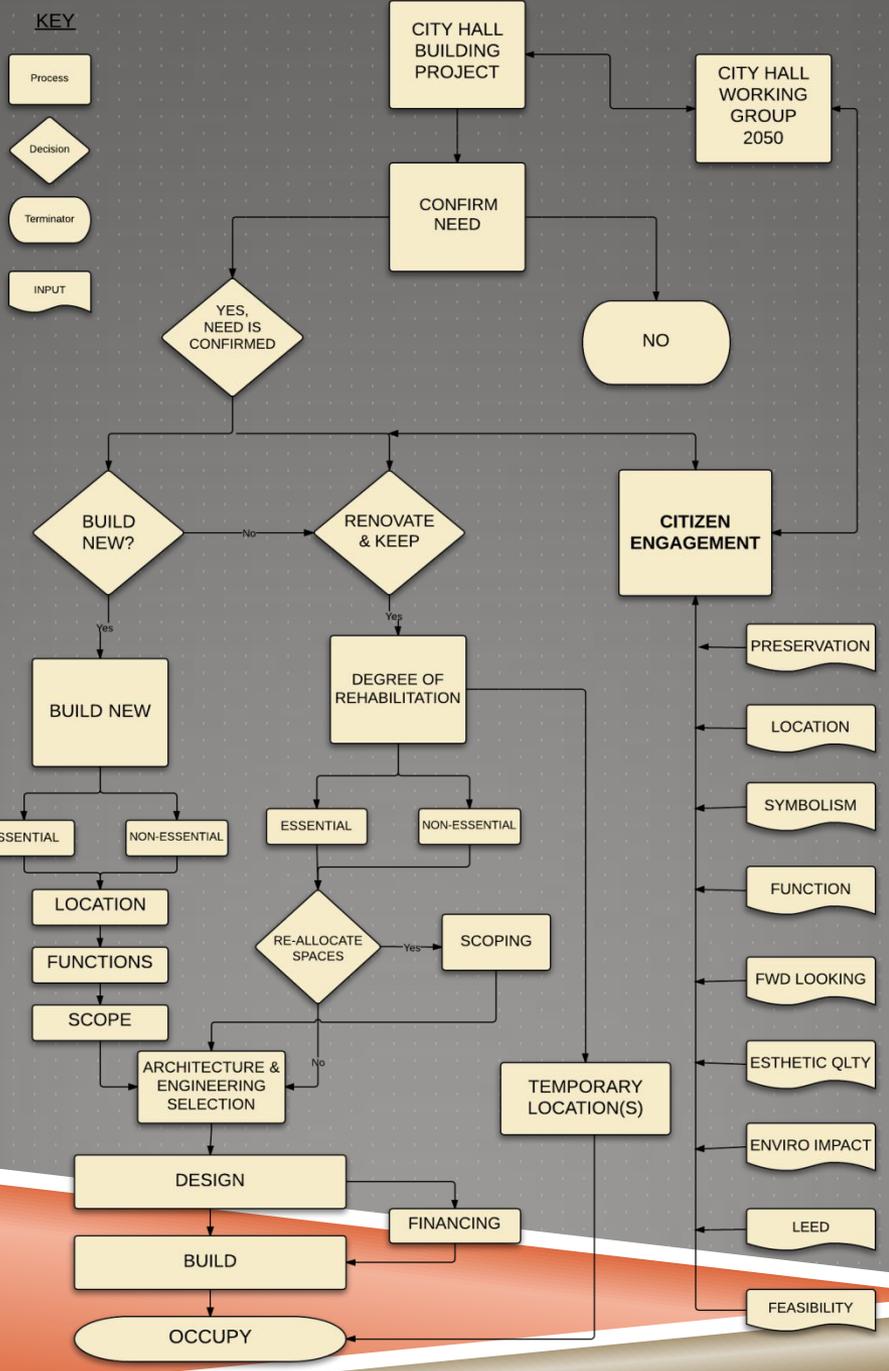
Not including costs for temporary space

UP TO THIS POINT...



June 2014: City Hall Process Flow Chart Presentation

- Complicated chart showing relationships among citizen engagement and decisions to either renovate or pursue another option
- Goal to implement a system of citizen engagement to infuse community values and judgments into the project



UP TO THIS POINT...



July 2014: City Hall Values Workshop

Image
Customer Experience
Functional Building & Workspaces
Sustainability
Siting Impacts

CITIZEN ENGAGEMENT

AUGUST – SEPTEMBER 2014

6 WEEKS



Used City Hall Project Facebook page and email address cityhallproject@paducahky.gov

Phone calls and letters also incorporated into comment listing

News releases sent out weekly focusing on a value

Good support for public process by local media
(example: four articles and two editorials in Paducah Sun)

CITIZEN ENGAGEMENT



103 total comments

from

80 different commenters

Many comments addressed more than one value.

IMAGE – 33 COMMENTS



“I know I am home when I see City Hall.”

“It’s a significant piece of mid-century architecture.”

City Hall should project “a progressive image.”

“Build a sleek, modern, and architectural masterpiece.”

“Rebuild with a more traditional design keeping with downtown architecture.”

“City Hall should feel inviting – not something architecturally grandiose.”

CUSTOMER EXPERIENCE - 16 COMMENTS



Make it more handicap accessible by providing closer parking, reducing the number of steps, and providing more lower level offices

Need reception area and better interior signage

Provide more one-stop-shopping for utility payment and courthouse payments

FUNCTIONAL BUILDING & WORKSPACES – 25 COMMENTS



Eliminate wasted space

Make it functional

Pull in some departments that are not in City Hall

Allow for growth

Controlled security but not at Courthouse level

SUSTAINABILITY – 34 COMMENTS



14 commenters mentioned looking at LEED certification

Be energy efficient, consider geothermal and solar

Consider seismic sustainability

Be fiscally conservative

SITING IMPACTS – 19 COMMENTS



Comments Grouped into 3 Categories

1. **City-owned Land:** Review existing land options
2. **Civic Center Zone:** Existing site, Dolly McNutt Plaza, Library location, Post Office location, Parking lot at 5th and Clark
3. **Along Broadway:** Kresge, Katterjohn, Near Four Rivers, Regions Bank Building, Goodman Building, parking lot at 2nd and Broadway, 13th and Broadway

DECISION POINT



Renovate existing City Hall or pursue another option?

64 commenters addressed the issue

*72% say build new or renovate another building
28% say renovate existing building*

DECISION POINT



Remain in Civic Center Zone

Convenience and value of maintaining a government center

or

Expand Siting Options?

Requires the development of siting criteria and review process

Both options require decisions about the impact and spatial requirements if additional departments were added to a facility.

CIVIC CENTER ZONE IN BLUE

