



AGENDA SECTION	ITEMS FOR CONSIDERATION
ITEM NO.	
MEETING DATE	NOVEMBER 30, 2020

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	CITY HALL INTERIOR LAYOUT AND PROJECT BUDGET		
DEPARTMENT:	Public Works	CITY MANAGER'S APPROVAL:	
BY/DATE:	Kevin Hansen, Aaron Chirpich / November 24, 2020	BY/DATE:	<i>Kell Bongel</i> 11/25/20
CITY STRATEGY:	#7: Strong Infrastructure/Public Services		
Additional Strategy?	#2: Economic Strength		
SHORT TERM GOAL (IF APPLICABLE):	N/A		
Additional Goal?	N/A		

BACKGROUND: At the work session of May 4th, 2020, the Schematic Design report and renderings from LAD detailing the buildout of the new City Hall was reviewed with the Council. The report included:

- Fit plan with updated layout
- Updated cost estimate
- Narrative on the overall design systems, general character and finishes establishing the framework of the design, including:
 - Zoning of the interior space: public, support, staff
 - Interior quality, furniture, AV/Media/Technology
 - Interior materials
- Life Safety / Fire Suppression
- Mechanical and Electrical Systems

Based on feedback from schematic design and renderings, the project architect, Leo A Daly (LAD), continued the design process. A primary focus of LAD was coordinating the City Hall design with the Developer's architect, Doran companies throughout the summer. The City Hall plans are now at their 95% stage. The floorplan and Central Avenue elevation are attached. The floorplan is essentially the same as detailed in the schematic design, with minor modifications made to accommodate floor penetrations and support columns coordinated with Doran's final design.

Based on the 95% plans, LAD has also updated the estimate of probable cost for the buildout of the new City Hall space. Attached is a budget sheet that identifies recommended project funding sources, and details the overall project costs which include:

- Overhead costs including design fees, permits and prior costs specific to the new City Hall.
- Construction costs including Interior buildout, exterior upgrades including façade materials and landscaping elements, option of a sidewalk snow melt system, a standby generator, and moving costs.
- Furniture, Fixtures and Equipment.
- Technology including A/V, access control, site security and copiers.
- Establishing a 5% construction contingency

STAFF RECOMMENDATION: Approve the floor plan and establish the project budget for the new City Hall project.

RECOMMENDED MOTION(S): 1. Move to approve the floor plan from Leo A Daly for the construction of the new City Hall. 2. Establish the project budget for the City Hall project.

ATTACHMENT(S): 95% Plans, updated June 22, 2020
Overall project budget