

Downtown Office Space Matrix

	Status Quo	Burns + Admin	Marie Drake	Floyd Dryden
Capital Cost	\$14M for Deferred Maintenance on City Hall; Unknown tenant improvements	\$5.1M (tenant improvement; FFE)	\$13.4M-\$31M	\$13.4M-\$31M
Operating Cost	\$1.25M (lease costs and City Hall operations)	\$1.566-\$1.666M (lease and admin operations)	\$530,000	\$778,000 (higher b/c snow removal @ parking lot)
Condition of Facility	Poor: Leaks, plumbing, and heating issues @ Marine View; cramped quarters at Muni Way; Seadrome old;	Good: Burns is quality office space; admin building in decent condition (despite being built in 30s as a dairy).	Moderate: Mechanical systems replaced in 2010; 30% asbestos; 72,135 sq ft with 13,362 unallocated (gym, locker rooms and planetarium)	Fair: HVAC needs to be upgraded. One section of roof leaks but is scheduled for replacement this summer. Renovations in 2003-2004. 75,486 sq ft with 17,600 unallocated (gym, locker room, storage)
Parking	Good: 165-180 dedicated parking for staff in garages; 25 spaces around City Hall/Muni Way. CBJ spends \$168K annually in employee parking passes.	Fair: potentially 87 spaces at burns and 8 at JSD Admin building. 450 Whittier is .35 mile away with 45 spots...creative solutions for remainder needed. Increase CT express route?	Poor: huge challenge with school consolidation; 45 spots @ Marie Drake. Need creative solutions. 450 Whitter .35 mile away, look at private lots; incentivize bus, explore shuttle?	Good: 129 spots; room to develop additional parking as desired.

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Pro	Less change for staff; maintains central downtown presence	High quality space that was built for office	Repurposes space; maintains City Hall Downtown	Close to where most residents/ employees live. Puts space to good use
Con	Poor facility conditions -We still have 2 schools and an admin building to repurpose. -Unknown how to accommodate Muni Way staff moving forward.	Expensive and we don't own the facility.	Not purpose built, old facility, -parking a problem: puts a lot of pressure on the neighborhood	Moving City Hall would be detrimental to downtown.