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DATE: December 18, 2023
TO: Wade Bryson, Chair Public Works and Facilities Committee
THROUGH: Denise Koch, Director of Engineering and Public Works
FROM: Jeanne Rynne, City Architect
SUBJECT: Centennial Hall Next Steps

Executive Summary

Upon financial closeout of the Centennial Hall Ball Room Renovations completed this past summer and fall, the Centennial Hall CIP (P43-073) will have approximately \$1.3M remaining. Due to material cost escalation and supply chain issues caused by the Covid 19 pandemic, we were unable to deliver all the components identified in the \$7M ballot measure approved by voters in October 2019. Concurrently, efforts by community stakeholders have continued in support of a Capital Civic Center.

Staff recommends that the remaining fund balance be used to engage the public to define the future priorities for improvements to Centennial Hall, as it is clear that Centennial Hall will continue to be the community's primary conference and exhibition facilities for years to come. This effort would include conceptual design and estimating services that could result in a potential future ballot measure.

Background

The recent \$7.3M¹ Ballroom Renovation achieved the following improvements to the ballrooms:

- Upgraded HVAC equipment with more efficient equipment (air source heat pumps) and replaced the HVAC control system
- Upgraded the electrical system to support the upgraded HVAC system
- Replaced and upgraded the sound system
- Replaced and upgraded the lighting system
- Replaced the flooring and operable walls
- Installed new curtains, acoustic wall panels, and paint
- Installed stairs and catwalk in Ballroom 1 to access existing catwalks in Ballrooms 2 & 3 (previously accessible by a ladder or lift only).
- Executed minor seismic upgrades to support a future 2nd story over the meeting rooms

Part way through construction, the Assembly approved the use of \$650,000² in Temporary Sales Tax for the following building wide improvements:

- Upgrade the fire alarm system for the entire facility
- Replacement of the head-end for the public announcement system
- Replace security cameras building-wide
- Purchased media projectors for the ballroom
- Purchased a floor scrubber for maintenance of the new ballroom floor

All work completed under the Ballroom Renovation project will be complementary to a future expansion project, whether contiguous to Centennial Hall or as part of a larger civic complex.

Scope of work outlined in the October 2019 ballot measure that was not able to be completed included the following:

- Expansion of the lobby
- Renovation and expansion of meeting rooms, corridor, and business center

¹ The Assembly appropriated an additional \$2.85M from Temporary Sales Tax to the project CIP P47-073 7/1/23 bringing the total CIP funding to \$10M. \$7.3M represents the construction cost only.

² This amount is included in the \$7.3M construction cost.

- Addition of meeting rooms on a new second floor
- New flooring and finishes at the non-ballroom areas
- HVAC upgrades at the non-ballroom areas

Preliminary estimates prepared by staff for these scopes of work range from \$1.9M for upgrading the HVAC and finishes for the Lobby, Gallery, and offices to \$19.7M for the 2nd story addition and renovation of the existing meeting rooms.

REQUESTED ACTION

Staff recommends using up to \$500,000 of the \$1.3 fund balance to engage professional design and estimating services in conceptual level plans to engage the public in determining the next highest priority improvements for Centennial Hall toward the development of a future ballot measure proposal.