

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** February 17, 2026

**DEPARTMENT:** Community Sustainability

**TITLE:**

Update on 1900 Second Avenue North Renovation and Expansion Project

**SUMMARY:**

City Commission requested update on the 1900 Second Avenue North Renovation and Expansion Project with Cooper Construction Management that was approved in September 2025. Project commenced December 2025.

**BACKGROUND AND JUSTIFICATION:**

On September 16, 2025, the City Commission approved a \$2.3 million contract with Cooper Construction Management to undertake a renovation and expansion of the Department for Community Sustainability (DCS) offices at 1900 Second Avenue North. As of the end of January 2026, the following had been completed.

1. DCS staff within the Administration, Planning & Preservation, Code Compliance, Business License and Strategic Planning & Design Division were relocated to either temporary flexible modular trailers provided by WillScot or to vacant office space within other departments.
2. Signage was installed to direct the public to the temporary service locations.
3. The project site has been secured.
4. Office systems, furniture and files were relocated to storage PODS in anticipation of demolition work.
5. IT provided connectivity to two (2) flexible modular trailers. One serves customer service, code compliance and business licenses. The other serves planning & preservation.
6. Cooper completed staging and general conditions as well as all exterior demolition.
7. Cooper also completed about 80% of the interior demolition.
8. Utility locates were completed after significant delays due to locate provider.
9. AT&T underground fiber was damaged, located and repaired.
10. Requests for information (RFI) are being addressed by Song & Associates, architect of record.
11. By the end of January, \$169,740.71 had been expended with Cooper. Summary of work provided.
12. There are several outstanding issues yet to be resolved regarding conditions uncovered as part of the exterior and interior demolition. The cost to address these issues should fall within the approved budget and contingencies.
13. Discussions with IT have resolved an outstanding server location issue. A slightly enlarged, conditioned closet on the second-floor mezzanine will serve as the new location for existing equipment within a rated area of the building.
14. Estimated completion schedule for entire project is end of calendar year with planning & preservation and part of administration and code compliance being able to move back into existing spaces within 5 to 7 months.

At its February 3, 2026, meeting, the Commission approved additional funding to replace the entire roof at 1900. Though being undertaken by Cooper Construction Management, it will be coordinated and managed separately from the 1900 renovation and expansion through the Public Works Department, Facilities Maintenance.

Provided here to assist with the update are permit document pages covering the first and mezzanine floor plans and exterior elevations, a second application for payment, a project update from Cooper Construction Management and photos.

**MOTION:**

N/A

**ATTACHMENT(S):**

Fiscal Impact Analysis – N/A  
Cooper Project Update  
Floor Plan  
Exterior Elevations  
Enlarged Exterior Elevations  
Application for Payment 2  
Song January 2024 Presentation Update  
Photos