

**HASTINGS CITY COUNCIL
WORKSESSION AGENDA**

**Council Chambers – City Hall
220 North Hastings Avenue
June 19, 2023
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for June 19, 2023 Worksession.

PUBLIC NOTICE - Official Notice of the Worksession was published in the Hastings Tribune on Friday, June 16, 2023. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

DISCUSSION ITEMS

1. Discussion of City Hall Options.

ADJOURN:

The Mayor and City Council reserve the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserve the right to take up matters in a different order to accommodate the schedules of the city council members, person having items on the agenda, and the public.

Worksession meetings are intended to allow for communication and discussion amongst the elected officials. At the prerogative of the presiding officer of the worksession, city staff, consultants or citizens may be requested or allowed to address specific items on the worksession agenda.

City Hall Options

Work Session 6/19/2023



Introduction

We've arrived at an exciting moment in time where City Council will be making an important decision regarding the future of City Hall.

The City Hall committee met numerous times with the key objective of trying to understand what residents really want. Multiple town hall meetings were held with high attendance, tours of City Hall were given, information was shared through various media outlets, and we conducted a survey in which nearly 600 residents told us what they think about City Hall. We subsequently spent a significant amount of time analyzing data.

Considering this thorough process, the City Hall committee feels strongly that City Council can now make an informed decision on behalf of the residents.

We regret to inform residents that costs have greatly increased over the past year and a half since the last architectural drawings were provided. I think we all can agree that we wish this were not the case, but it's the unfortunate reality that everyone is dealing with. Fortunately, we were still able to reduce costs for two of the options from the last estimates.

It is important to note that the previous architectural drawings are not an apple-to-apple comparison with the new drawings. For example, the prior renovation of city hall included a council chamber addition, whereas the new plan removes the addition.

A relatively big factor that impacted cost was contingency. Each option has what we believe is the appropriate contingency level for the associated risk involved.

I commend Troy Keilig with CMBA Architects for his work on the drawings. Residents may be familiar with his work on the Hastings school districts renovations. Troy has the latest estimates on construction costs, which helps us to have confidence in the estimates.

Please also note that architectural drawings are not set in stone; rather, they help give us an educated guess on potential costs and general layout of each option. Bids are not obtained until drawings are set in stone, and we're not to that point.

What do residents want?

One of the survey questions asked if the location of city hall is important to residents. 55% said it was very or somewhat important. 45% indicated that it was not so important or not important at all. There were, however, an overwhelming number of comments that seemed to indicate residents want city hall in the downtown area. There were also a significant number of comments that indicated a desire to have City Hall in a central location.

When asked about the importance of various aspects of City Hall, residents indicated their preferences in the table below. The drive-up window was the only option that wasn't very important to residents.

Very important (VI), somewhat important (SI), not very important (NV), not at all important (NI), don't know (DK)/not applicable (NA).

VI or SI	NV or NI	DK/NA	
87%	12%	2%	Energy efficient
92%	8%	1%	Adhere to adopted fire and building codes
86%	13%	1%	Overall cost to fix, renovate, or build new
56%	41%	3%	Larger space for City Council meetings
90%	9%	1%	Americans with Disability Acts accessibility
88%	11%	2%	Low operation and maintenance costs
91%	9%	1%	Safe location of visitors, residents, city council and staff
84%	16%	1%	Sufficient parking
24%	70%	6%	Drive up window option
63%	32%	5%	One stop for developers to have access to Dev Services, Engineering, and Utilities

On a scale of 1-10, with 100 points possible, each option was graded based on what residents want. An additional factor was added to give weight to the fact that many residents indicated their desire to have City Hall in the downtown or at least towards the center of town.

Repair	N. Den.	Reno	New Build	
6	9	8	10	Energy efficient
5	10	10	10	Adhere to adopted fire and building codes
10	2	6	5	Overall cost to fix, renovate, or build new
1	10	9	10	Larger space for City Council meetings
1	10	10	10	Americans with Disability Acts accessibility
3	10	7	8	Low operation and maintenance costs
6	10	10	10	Safe location of visitors, residents, city council and staff
10	7	10	10	Sufficient parking
NA	NA	NA	NA	Drive up window option (not that important to residents)
8	10	8	8	One stop for developers to have access to Dev Services, Eng, and Utilities
10	5	10	10	Survey indicating residents want City Hall in downtown area
60	83	88	91	
F	B-	B+	A-	

City Hall Narratives

Repair (Grade: F), \$2,000,000

Repair is defined as: No structural changes such as crack sealing, trim/finish, fire doors, asbestos ceilings, radon ventilation, general cosmetics, elevator(exempt), sound system, lighting, new roof, foundation work, and all the windows.

Choosing the repair option would mean we can't come into compliance with our own city codes, staff would not feel safe coming back, council chambers would remain the same, energy efficiency would be mediocre, we would not come into compliance with ADA (government entities are required to be in compliance by 2012), we can't clean airducts fully due to their current condition, and mold would remain in areas where water has infiltrated throughout the building.

The City Hall committee strongly urges City Council to choose a different option. We acknowledge that residents want a lower cost, but we also don't believe residents want this option. In the town hall meetings, residents consistently said to do this the right way, not the band-aid approach. The band-aid approach is what got us in the situation we are in now.

North Denver (Grade: B-), \$10,363,855 (Previously \$9,094,046)

Operationally speaking, this would be the most ideal choice for staff. O&M would be far less because North Denver is already paying to heat and cool the current space. Another benefit of being under one roof is that the City would only have to replace one roof instead of two roofs. There would be other efficiencies and collaborative benefits of sharing the space.

The biggest downside to this option is the initial cost compared to the other options. Another downside is parking. More staff members would have to park further away, north of Fire Station 1. It isn't a far walk, but it's certainly not as convenient. Additionally, residents seemed to prefer a downtown location instead of a central location.

Renovation (Grade: B+), \$8,461,139 (Previously \$9,330,579)

Renovation is defined as: structural changes to the building (think Library renovation – removing everything down to the concrete). Renovation would include all the fixes in the repair category AND the following:

Sprinklers, mold in non-HVAC areas, HVAC/ductwork that have leaks and are in disrepair (ceiling/walls/floors), electrical wiring, building ventilation, insulation (we have very little in the current building), ADA bathrooms, furniture, compliance with all current codes, stairway being brought up to current fire code, etc.

The plus side to this option is the initial costs are a little cheaper compared to the new build, in relation to the total cost of the project.

What concerns the committee most about this option are the unknown costs (airport terminal example). If anything, it will likely end up more expensive than anticipated, not less. It will take longer to implement by about 6-12 months and costs will continue to rise the longer time passes. When compared to a new build, energy efficiency is worse due to wasted space, council chamber space is not as ideal, office layout and workflow is worse, ongoing O&M is higher and the structure is likely to deteriorate faster than a new build.

New Build (Grade A-), \$8,858,170 (Previously \$10,868,746)

The new build option provides the newest technology when it comes to energy efficiency, it meets current and future needs without much wasted space, council chambers would be ideal, the schedule to get this done will be about 6-12 months faster than renovation, reducing potential costs of construction. This option reduces concerns about the unknowns of renovation. In the end, the city ends up with a new building, which seems to be a better investment for the future.

Conclusion/Recommendation

Based upon our careful examination of the options, we recommend the City Council choose the New Build option.

From staff's perspective, we respect City Council's autonomy and authority to make this decision. We will support your decision, no matter what you choose.



CMBA ARCHITECTS
208 N Pine Street, Suite 301
Grand Island, NE 68801

HASTING CITY OFFICES - NEW BUILDING

HASTINGS, NEBRASKA

June 15, 2023

PRELIMINARY BUDGET ESTIMATE

	AREA		COST	TOTAL
Existing Building Demolition				\$ 500,000.00
New Parking Lot and Landscaping	2,420 sy	@	\$70.00 /sy	\$ 169,400.00
New City Hall Building	17,000 sf	@	\$425.00 /sf	\$ 7,225,000.00
New Utility Connections				\$ 70,000.00
Contingency		@	10.00%	\$ 796,440.00
A&E Fees		@	7.50%	\$ 597,330.00
TOTAL				\$ 8,858,170.00



CMBA ARCHITECTS
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HASTING CITY OFFICES - EXISTING DOWNTOWN RENOVATION

220 N HASTINGS AVE. HASTINGS, NEBRASKA

June 15, 2023

PRELIMINARY BUDGET ESTIMATE

	AREA		COST	TOTAL
Structural Repair of Building Foundation Walls	760 sf	@	\$30.00 /sf	\$ 22,800.00
Tunnel Demolition and Infill (number provided by city)				\$ 132,082.00
New Surrounding Concrete and Parking Lot	3,150 sy	@	\$70.00 sy	\$ 220,500.00
Exterior Wall Repair, Grouting, and Tuckpointing	10,260 sf	@	\$8.00 /sf	\$ 82,080.00
Interior Renovation	17,000 sf	@	\$250.00 /sf	\$ 4,250,000.00
Basement Remodel	8,500 sf	@	\$190.00 /sf	\$ 1,615,000.00
Contingency		@	20.00%	\$ 1,264,492.40
A&E Fees		@	7.50%	\$ 474,184.65
SUBTOTAL				\$ 8,061,139.05
Asbestos Removal				\$ 400,000.00
SUBTOTAL				\$ 400,000.00
TOTAL				\$ 8,461,139.05



CMBA ARCHITECTS
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HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION

HASTINGS, NEBRASKA

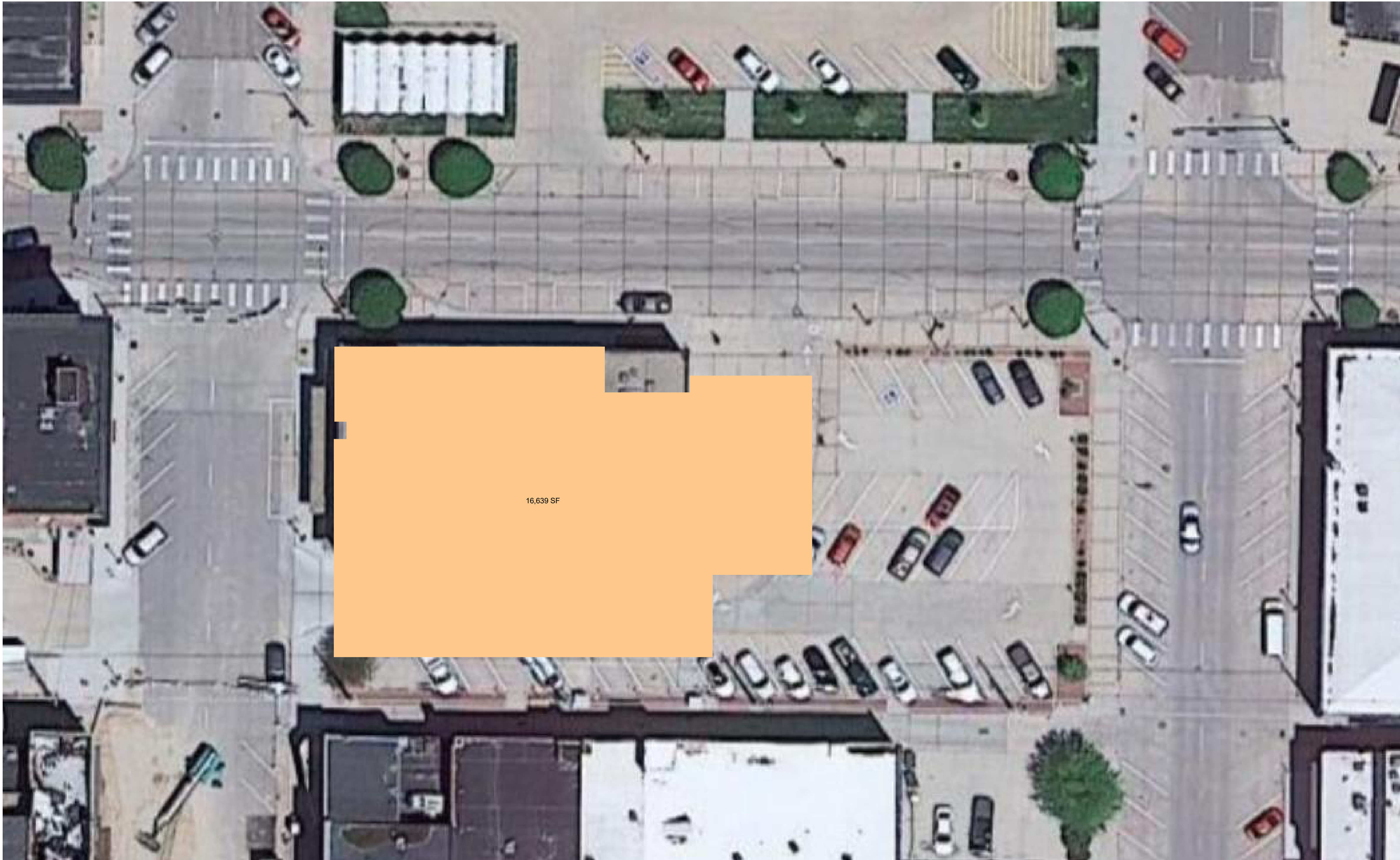
June 15, 2023

PRELIMINARY BUDGET ESTIMATE

	AREA		COST	TOTAL
Renovation	27,711 sf	@	\$300.00 /sf	\$8,313,300
New Utility Connections				\$70,000
Contigency		@	15.00%	\$1,257,495
A&E Fees		@	7.50%	\$723,060
TOTAL				\$10,363,855

CITY OF HASTINGS
HASTINGS CITY HALL - NEW BUILDING

SITE PLAN
6/14/2023



HASTINGS CITY HALL - NEW BUILDING

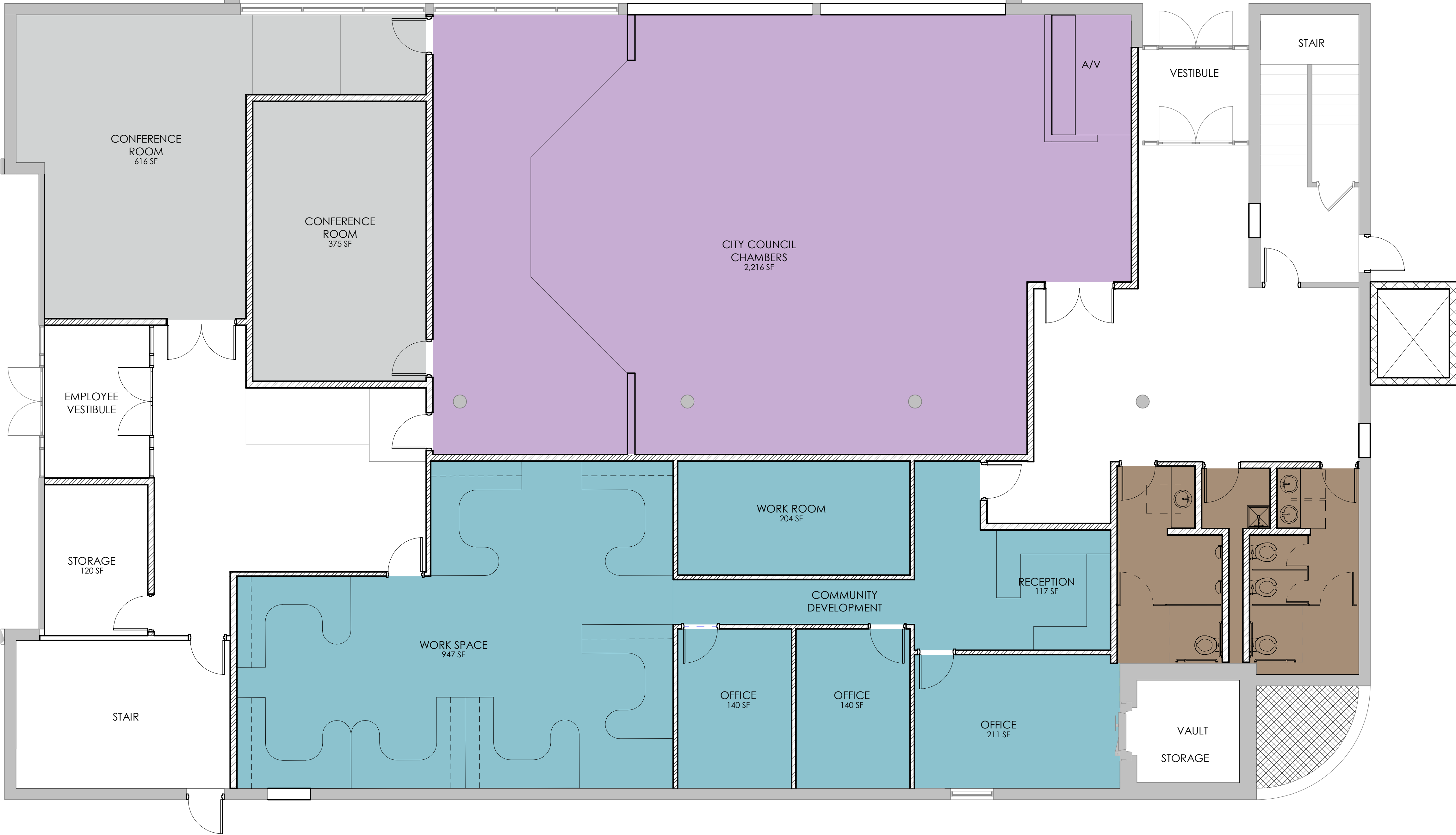
14/2023



1/8" = 1'-0"

CITY OF HASTINGS
CITY HALL - RENOVATION

FIRST FLOOR
6/14/2023

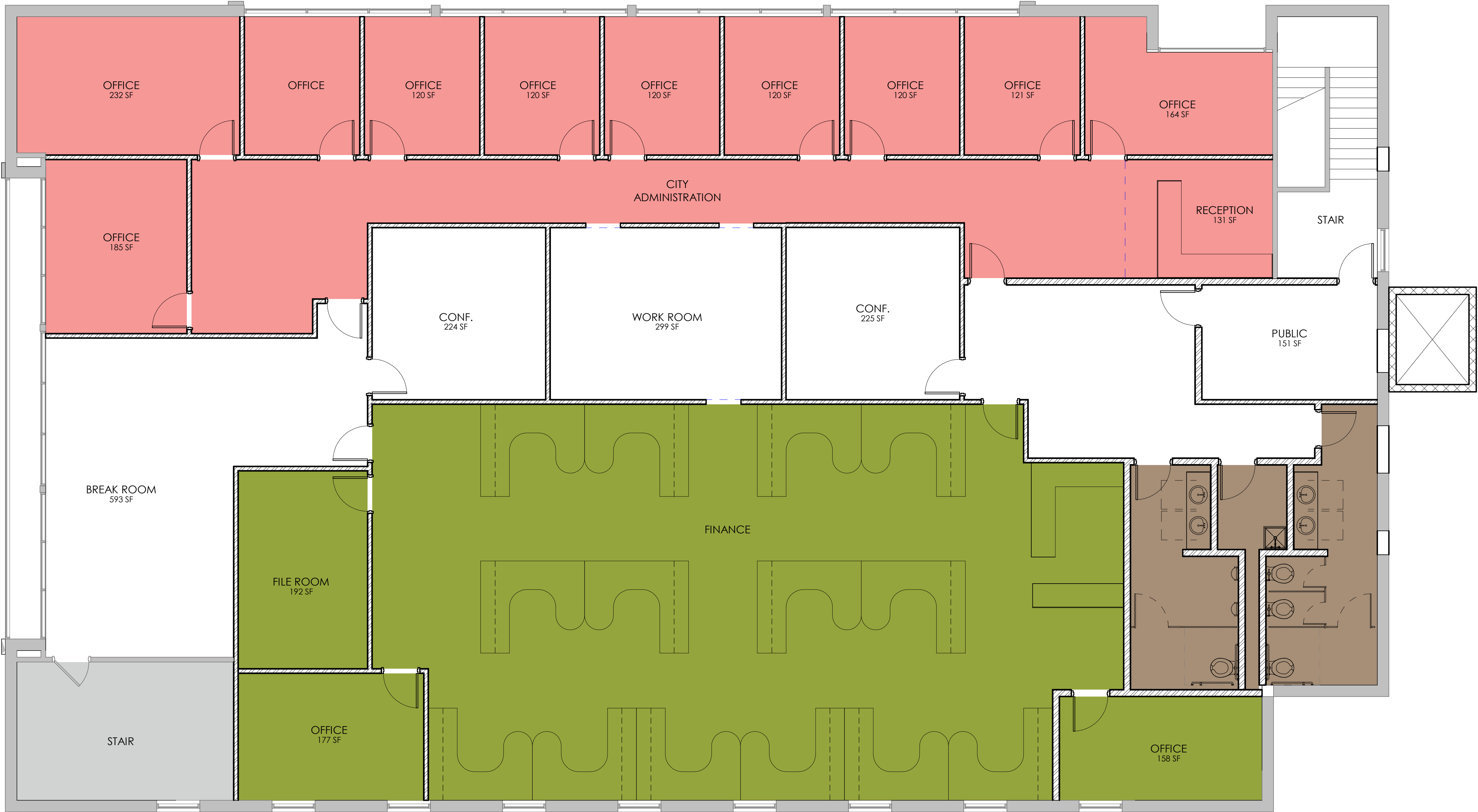


N
EXISTING CITY HALL - PROPOSED FIRST FLOOR
3/16" = 1'-0"



CITY OF HASTINGS
CITY HALL - RENOVATION

SECOND FLOOR
6/14/2023



N
EXISTING CITY HALL - PROPOSED SECOND FLOOR
3/16" = 1'-0"



CITY OF HASTINGS

HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION



CITY OF HASTINGS

HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION

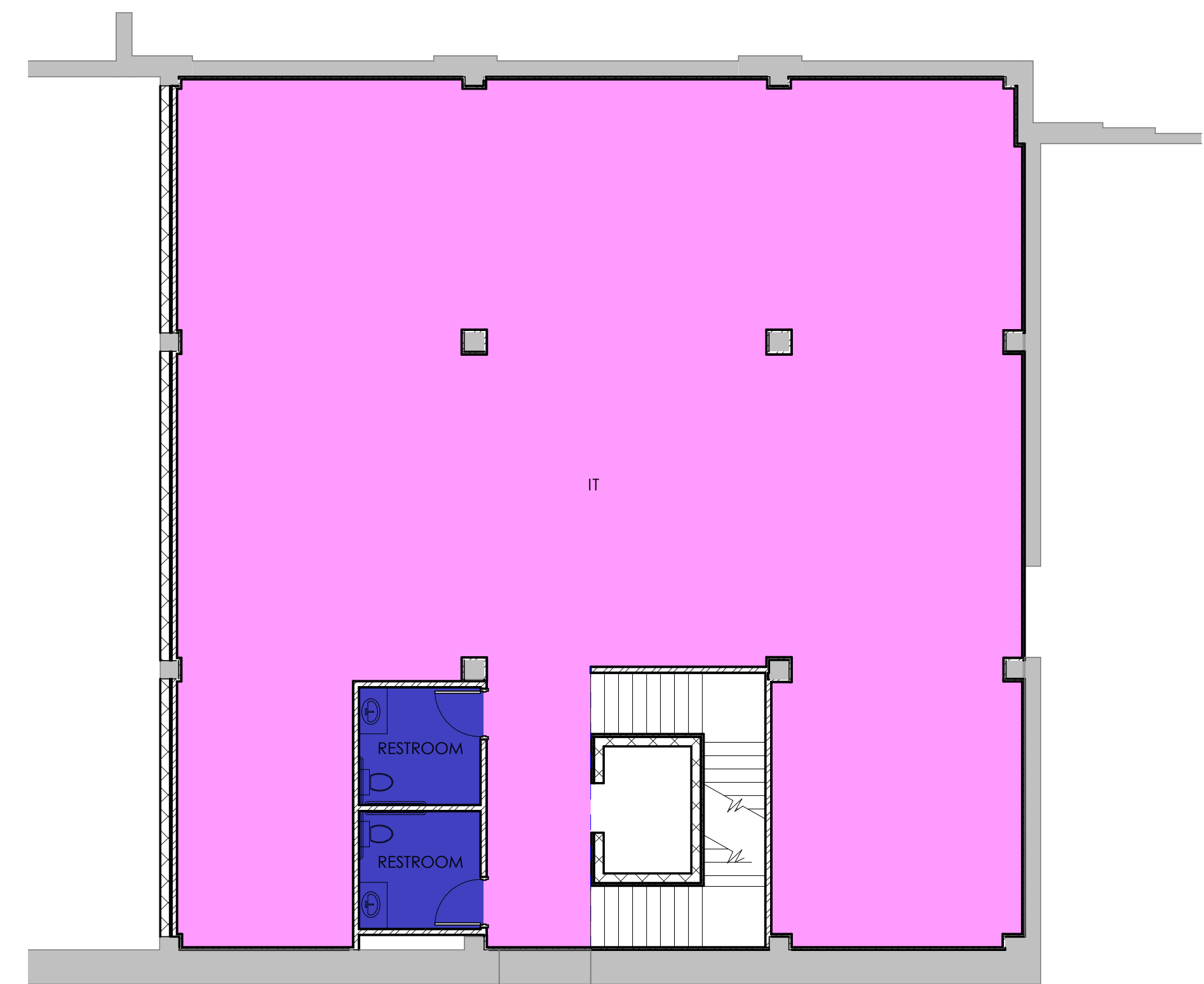
- Accounting
- City Administration
- Existing Space
- GIS
- Human Resources
- Marketing
- Mechanical
- Restrooms
- Support spaces
- Utility Management



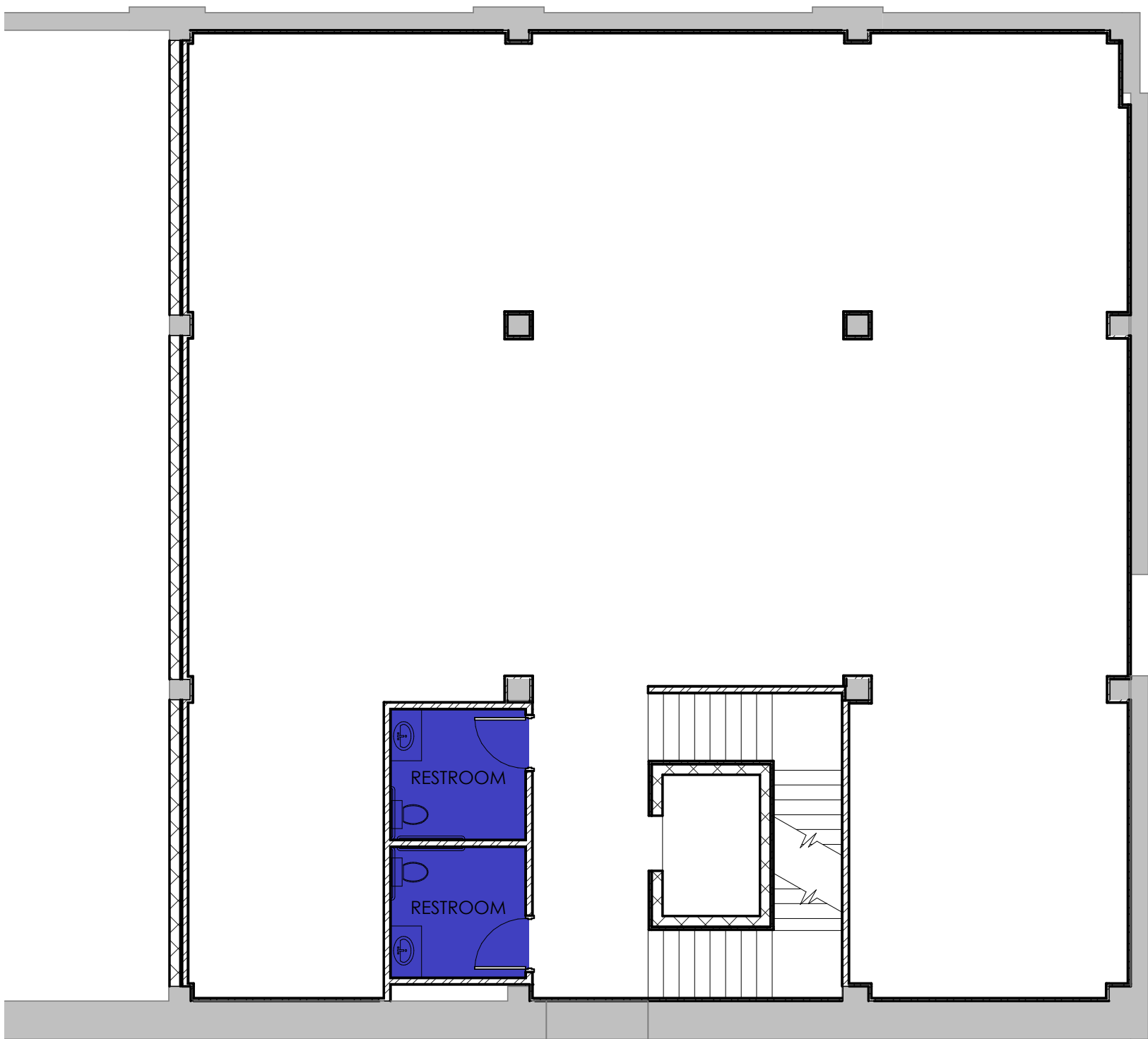
FLOOR 02
1/8" = 1'-0"

CITY OF HASTINGS
HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION

IT
Restrooms



FLOOR 03
1/8" = 1'-0"



FLOOR 04
1/8" = 1'-0"