City Hall Update 9.5.2017

City Hall Facts

- City Hall Employees: 67
- Engineering Annex: 27

Total: 94

City Hall Facts

City Hall Departments:

- Human Resources
- Administration
- Municipal Court
- Community Development
- Building Inspections
- City Attorney's Office
- City Assessor
- Finance
- City Clerk
- Information Technology

Engineering Annex:

Engineering

Construction Inspection

Solid Waste Management

City Hall Facts

Fleet Vehicles

Community Development/Building Inspections:	7
Engineering:	16
Total Fleet Vehicles:	23

City Hall Facts

Customer Service

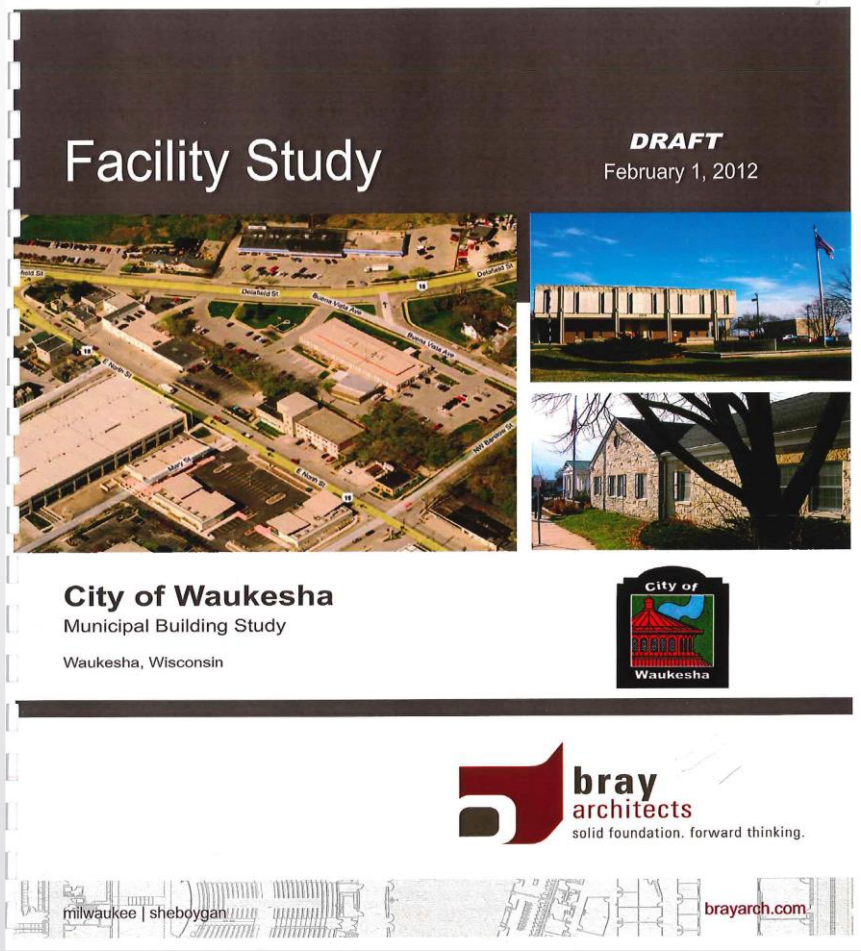
Estimated People Served Annually (2016)?

• City Clerk	11,000
• Court	3,000
• Community Development	1,600
• Public Meetings	5,200
• General Traffic	9,360
• Engineering	3,300
	33,168 Unique Visits/Year

How did we get here?

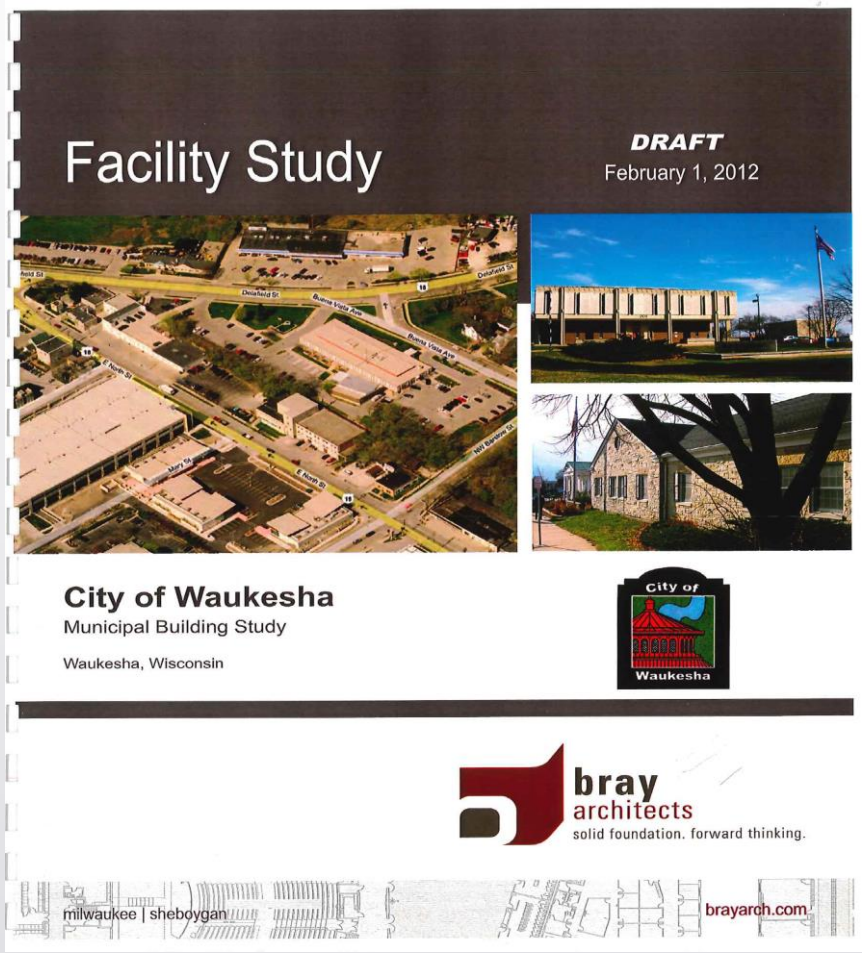
- 2012
  - Complete Municipal Facility Study
    - Joint City Council/Staff Committee
    - Walking Tours
    - Written Surveys
    - Interviews

- City Council Committee Members:
  - Joan Francouer
  - Eric Payne
  - Roger Patton



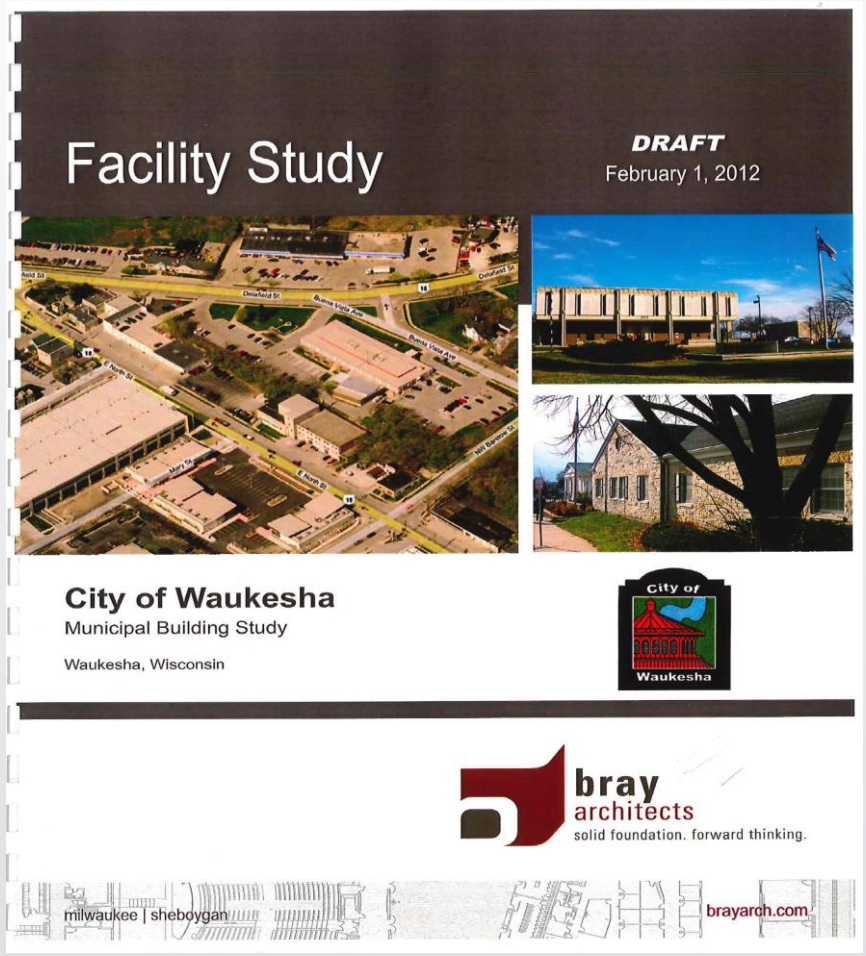
How did we get here?

- 2012
  - Complete Municipal Facility Study
    - Issues Identified:
      - Customer Service Challenges
      - Safety and Security
      - Internal Wayfinding
      - Inefficient Departmental Layout
      - Increasing Capital Improvement Costs



How did we get here?

- 2012
  - Complete Municipal Facility Study
    - Sites Reviewed:
      - Current Facility
      - Transit Center
      - Downtown Site
      - South Street Parking Ramp



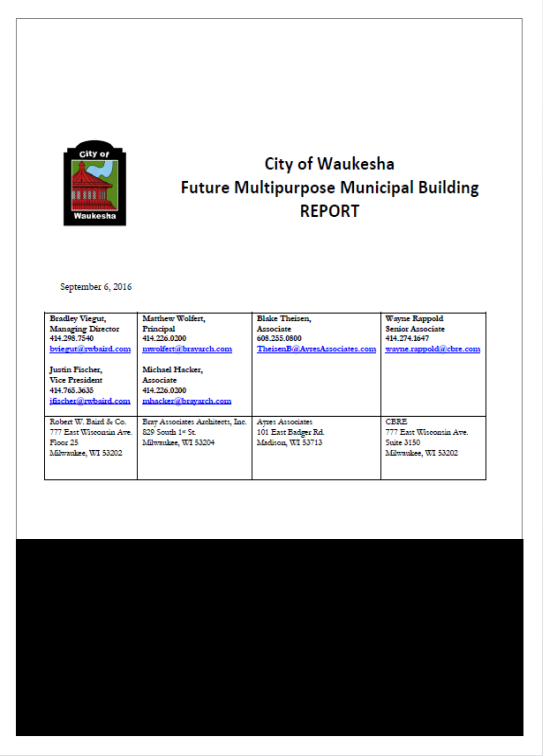
How did we get here?

- <u>2012 Construction Estimates</u>
  - New Facility on Site $12.5 - $14.6 Million
  - Transit Center $12.8 - $14.7 Million
  - Downtown Site Not Estimated
  - South Street Parking Ramp $21 - $32 Million

  (Difference Due to Demolition Options)

How did we get here?

- 2016 – Commissioned Study by Baird, Bray and CBRE on City Hall
  - City Council Committee Members
    - Eric Payne
    - Joan Francouer
    - Joe Pieper
    - Andy Reiland



City of Waukesha
Future Multipurpose Municipal Building
REPORT

September 6, 2016

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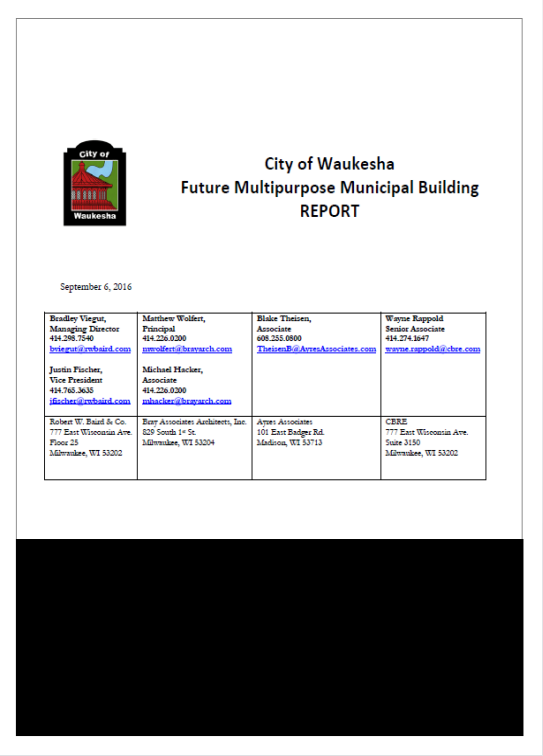
How did we get here?

- 2016 – Commissioned Study by Baird, Bray and CBRE on City Hall
- Reviewed:
  - Existing City Hall Renovation/Expansion
  - New City Hall on same site
  - New City Hall at Transit Center
  - New City Hall at Riverfront Site



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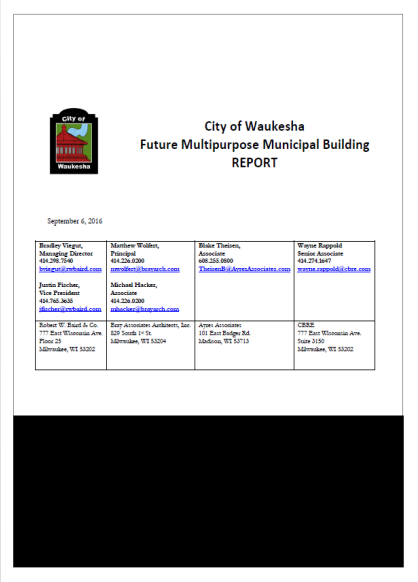
How did we get here?

- 2016 – Key Findings:
  - All options ranged from $18.1 – $21.8 Million
    - Focused narrowed to:



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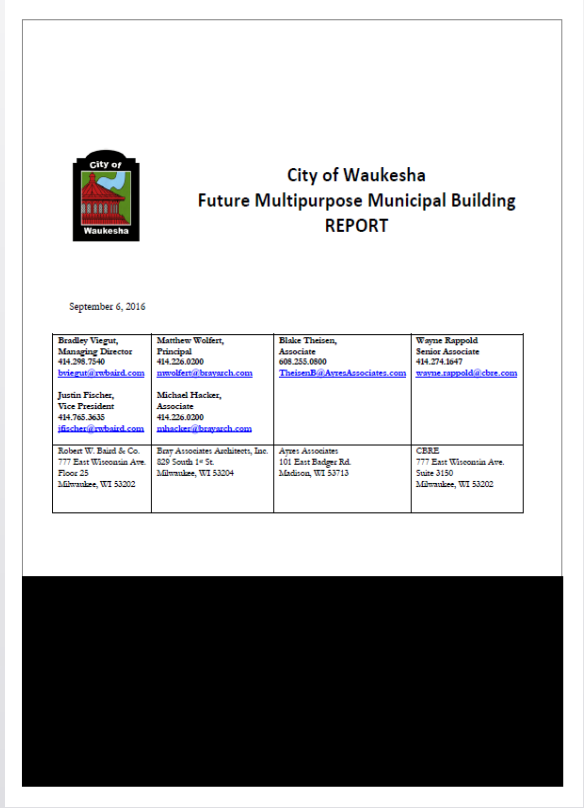
- Existing Site – Build New or Expansion/Renovation
- Riverfront Site

How did we get here?

- 2016 – Key Findings:
  - Private Development Opportunities:
    - $7 - $10 Million for City Hall Site (should a move occur)
    - $20 - $40 Million at Riverfront Site



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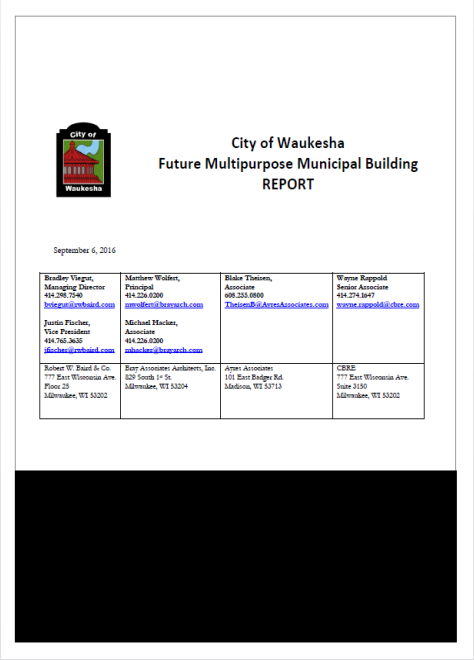
How did we get here?

- 2016 – Key Findings:
  - Ownership Favored over Leasing Due to Expenditure Restraint Concerns
  - Condo is multi-tenant building an option



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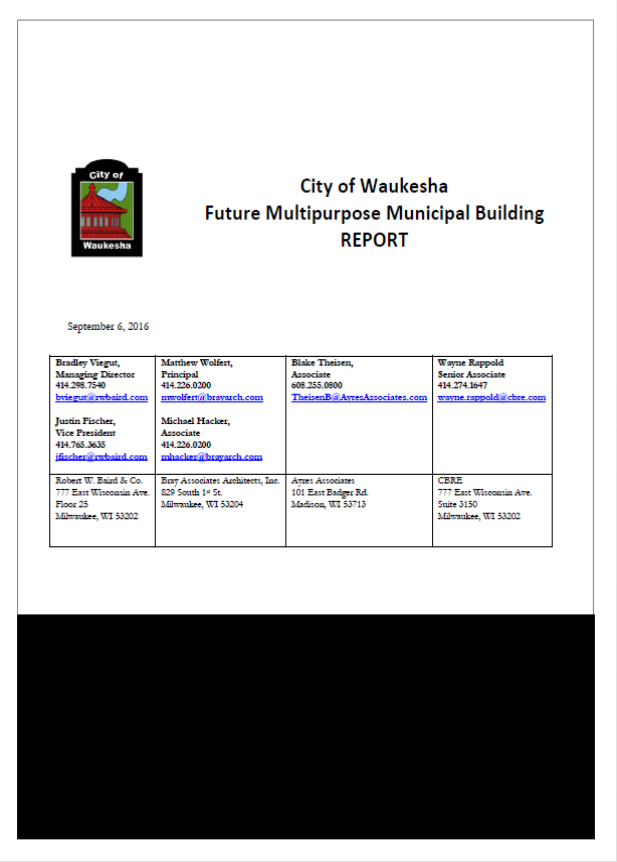
How did we get here?

- 2016 – Key Findings:
  - Recommendation: Develop City Hall at Riverfront Site
    - Highest potential for redevelopment
    - Potential for additional development around new City Hall



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How did we get here?

- 2017
  - Additional City owned sites were also reviewed
    - Existing City Hall site is preferred site (If City Owned)

City Hall Update

- Emergency City Hall Needs
- Immediate Needs
- Interim Flooding Response/Plan
- Financial Discussion

City Hall Update

- Current Issues:
  - Failing Infrastructure
    - Roof
    - Plumbing
    - Corrosion of Sanitary Sewer Pipes
    - HVAC
    - Electrical
    - Exterior Concrete

City Hall Update

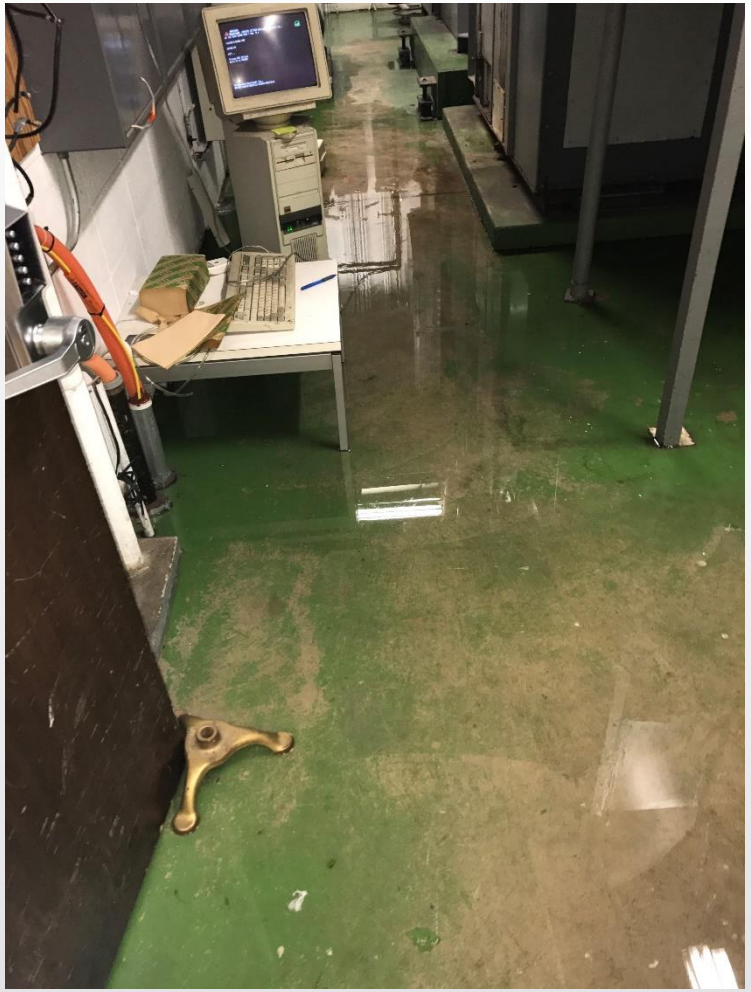
- Current Issues:
  - Safety and Security
    - No Visitor Access Control
    - Asbestos
    - IT Risk of Flooding
    - No Fire protection

City Hall Update

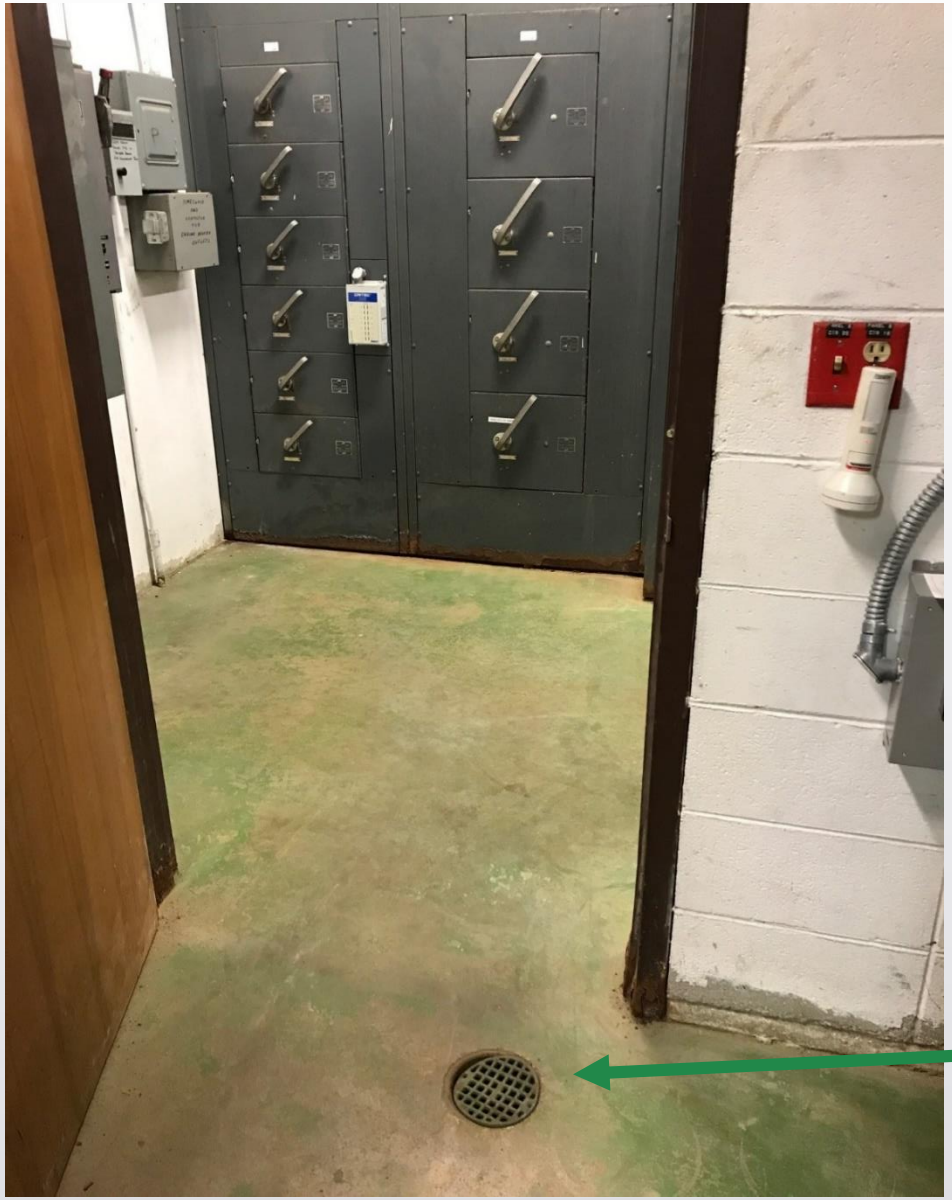
- Current Issues:
  - Functionally Obsolete
    - Customer Service
    - Council Chambers Configuration/Technical Challenges
    - Municipal Court design
    - Lack of Efficiency for staff

City Hall Update

- Current Issues:
  - Accessibility and Code Compliance
    - Majority of facility not ADA compliant
    - Does not meet current electrical code
    - Does not meet current fire codes



BOTTOM
OF
BUS BARS



1st Floor Drain to begin backing up

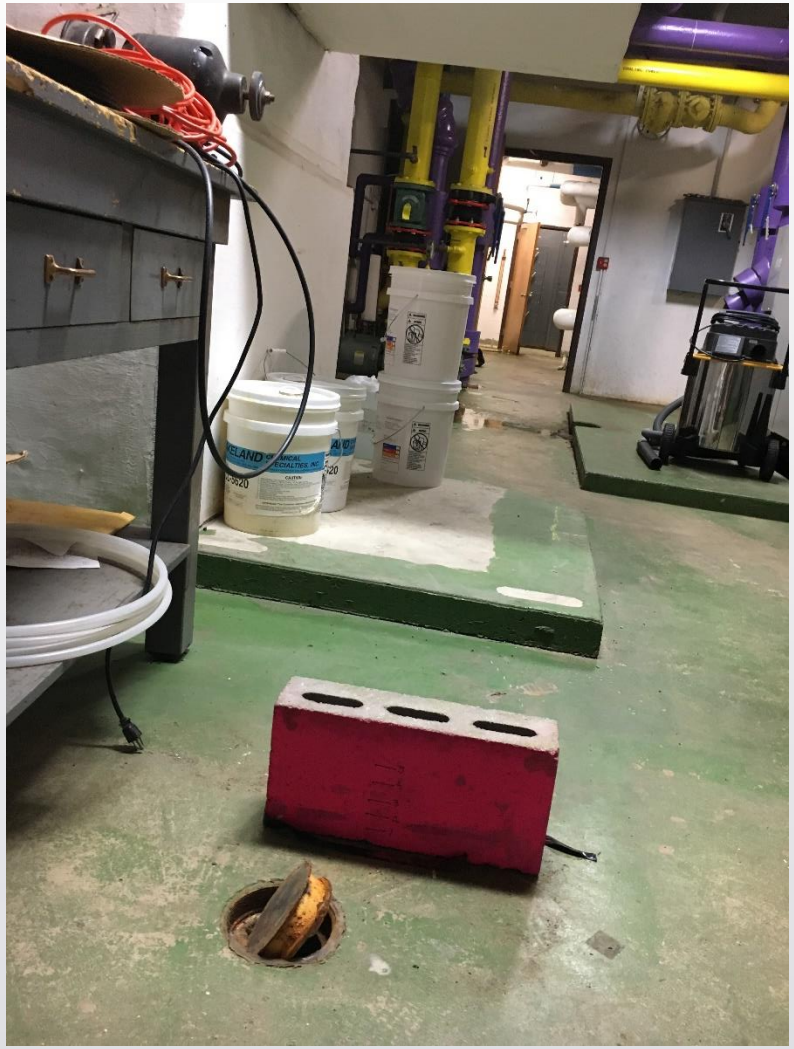
Why is this a concern?

- Not to current code
  - In today's construction and per NEC code Bus Bars should be located at a min. of 8" from the bottom of the cabinet
  - Also placed on concrete pad to create separation from the floor
- If water reaches the Bus Bars – All metal surfaces in City Hall could be become electrified (2,000 amps)
- All water in the immediate area would become electrified
- Electrical intake service panel could explode

Current Plans

- Interim Measures:
  - Severe weather evacuation plan includes provision for leaving building and sheltering elsewhere
  - Monitoring system is installed
  - Loss of power intake could mean 4 to 6 weeks of repair time
  - Back-up generators only provide power to critical systems

Current Plans



Boiler Room

Floor

IT Offices

Asbestos

Asbestos is classified as a known carcinogen by the EPA and International Agency for Research on Cancer.

Breathing asbestos fibers can cause loss of lung function and cancer such as mesotheliaoma. Some asbestos related diseases occur with only brief exposures.

Asbestos

Asbestos Containing Material in City Hall:

- Pipe Insulation Fittings and Pipe Wrap
- Spray Applied Fireproofing
- Ceiling Tiles
- Vinyl Floor Tile and mastic, caulks and glazings

Emergency Needs

• New HVAC System	$600,000
• City Hall Roof	$925,000
• Electrical Service	$85,000
	$1,610,000

Immediate Needs

• Asbestos Removal	$497,000
• Plumbing Upgrades	$338,900
• Façade Repairs	$250,000
• Annex HVAC upgrade	$59,122
• Annex plumbing upgrade	$194,300
TOTAL	$1,339,322

Relocation during maintenance process

• Relocation for Staff	$819,612
• Moving Cost	$130,000
TOTAL	$949,612

*** Due to Asbestos location, relocating staff required**

Total Cost to retain existing conditions

$4 million - 4.6 million

Cost to Fix Existing, Renovate Council Chambers, Safety Improvements to Lobby, Replace windows, and improve door security, communications and electrical subpanels

$5.4 - $6 Million

Total Cost to Fix Existing, Renovate and Expand for IT

$12.5 – 14.5 million*

*Does not include space for Engineering

Total Cost for new building or complete renovation/expansion

$18 - 20 million*

*Includes space for Engineering

2012 Costs vs 2017 Costs

- **2012**
- **Estimated Cost: $14 Million**
- **Total Interest: $3.2 Million**
- **Total Cost: $17.2 Million**

2017

Estimated Cost: $18.8 Million

Total Interest: $6.3 Million

Total Cost: $24.4 Million

Delay = $7.2 Million ↑ Cost + Interest

Cost to Taxpayer

- **Renovation**
  - $3 per month
  - $36 per year

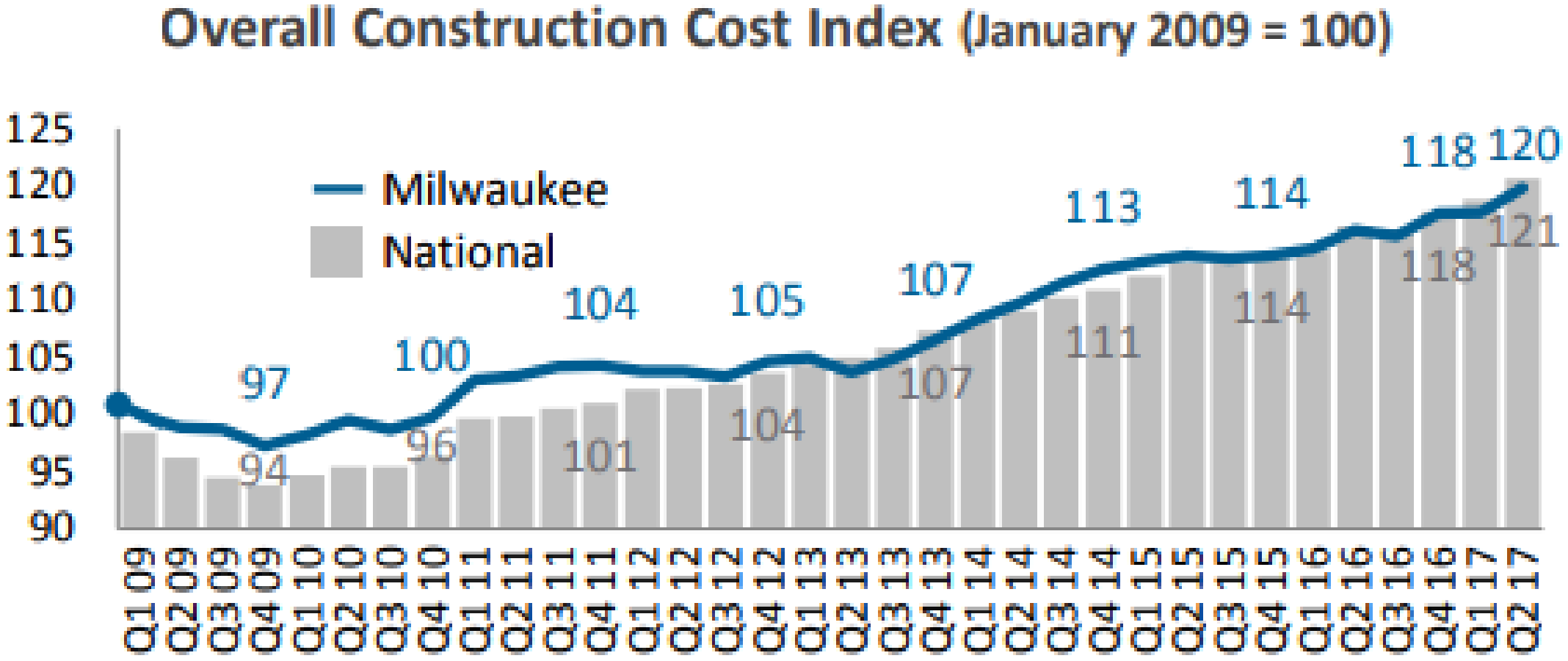
New Construction

$4 per month

$48 per year

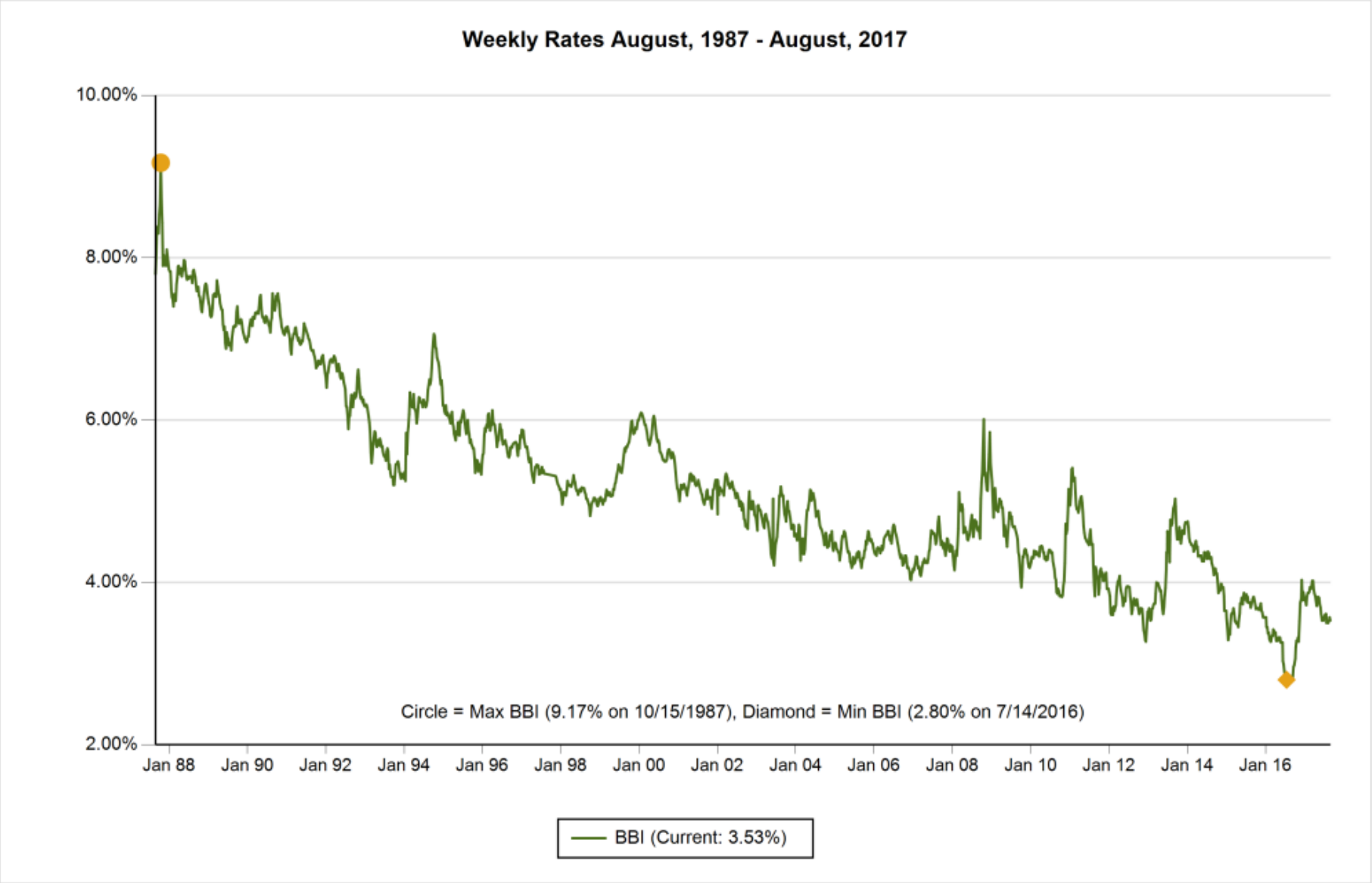
Does not include additional City Tax Revenue due to new construction

New Value	City Tax Revenue
$10 Million	$100,000
$20 Million	$200,000
$30 Million	$300,000



In Q2-2017, the Milwaukee cost index increased at one of its fastest clips of the last several years—expanding 1.9%. Still, the index is up a somewhat modest 3.2% compared to a year ago due to subdued growth last quarter and in the third quarter of 2016.

30 YEAR TREND IN MUNICIPAL BOND INDICES

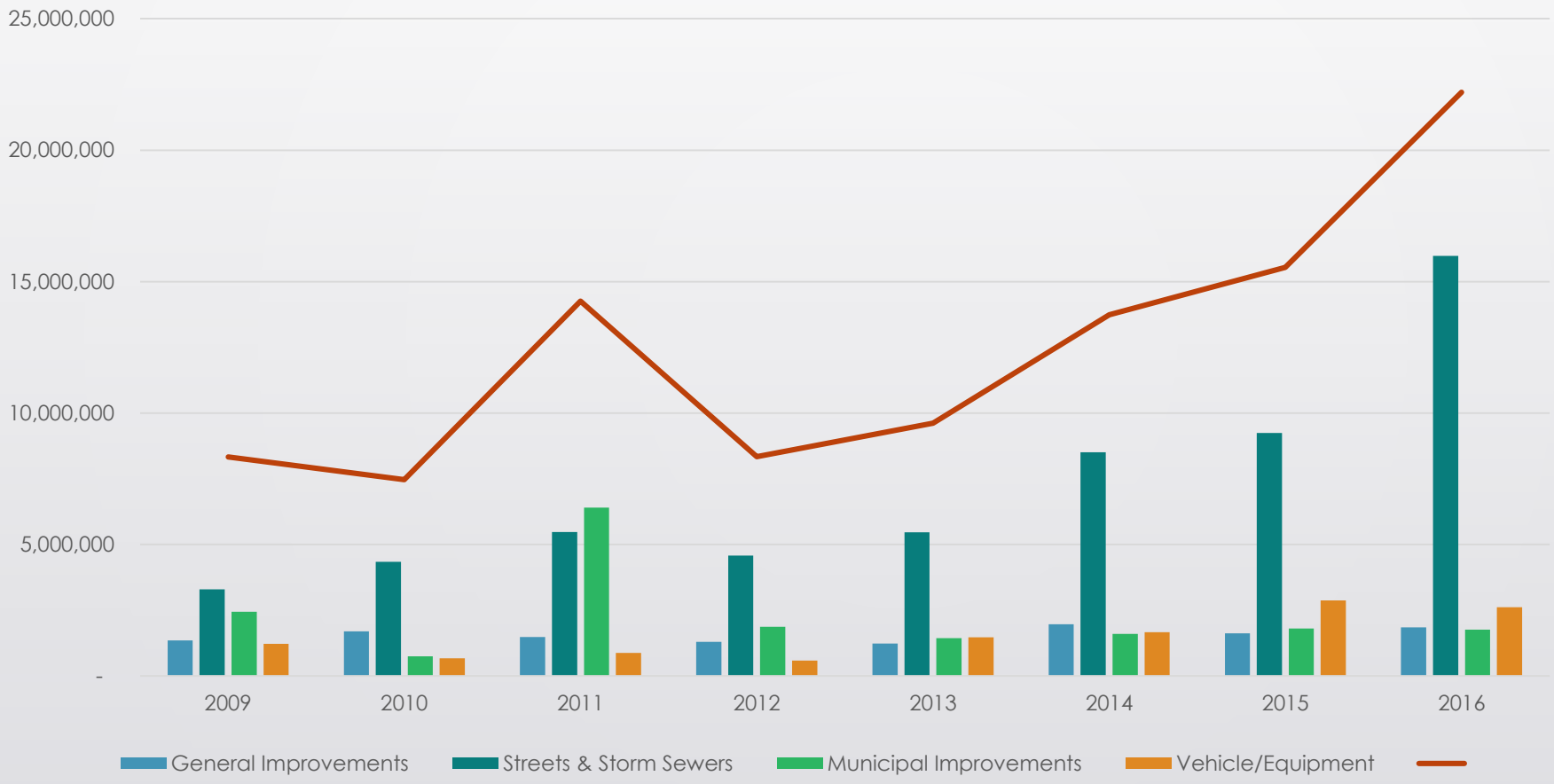


The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer

EHLERS
LEADERS IN PUBLIC FINANCE

CIP Trend - Actual



City Hall Update

- **<u>4 Choices:</u>**
  - Fix Existing $4 - $4.6 Million*
  - Fix and Renovate $5.4 - $6 Million*
  - Fix and Expand for IT $12.5 - $14.5 Million*
  - Build New/Complete Renovation $18 - $20 Million

* - Significant Operational Impacts (Ex. Relocation of Staff, Closures of building)