

CITY HALL & COUNCIL CHAMBERS RENOVATIONS

OCTOBER 21, 2025



City Hall – Office Space Needs for the next Five Years

Engineering

RedTree Consulting – Architect

City Hall – Council Chambers Improvements

Public Works, IT, & Development Services

CITY HALL RENOVATIONS

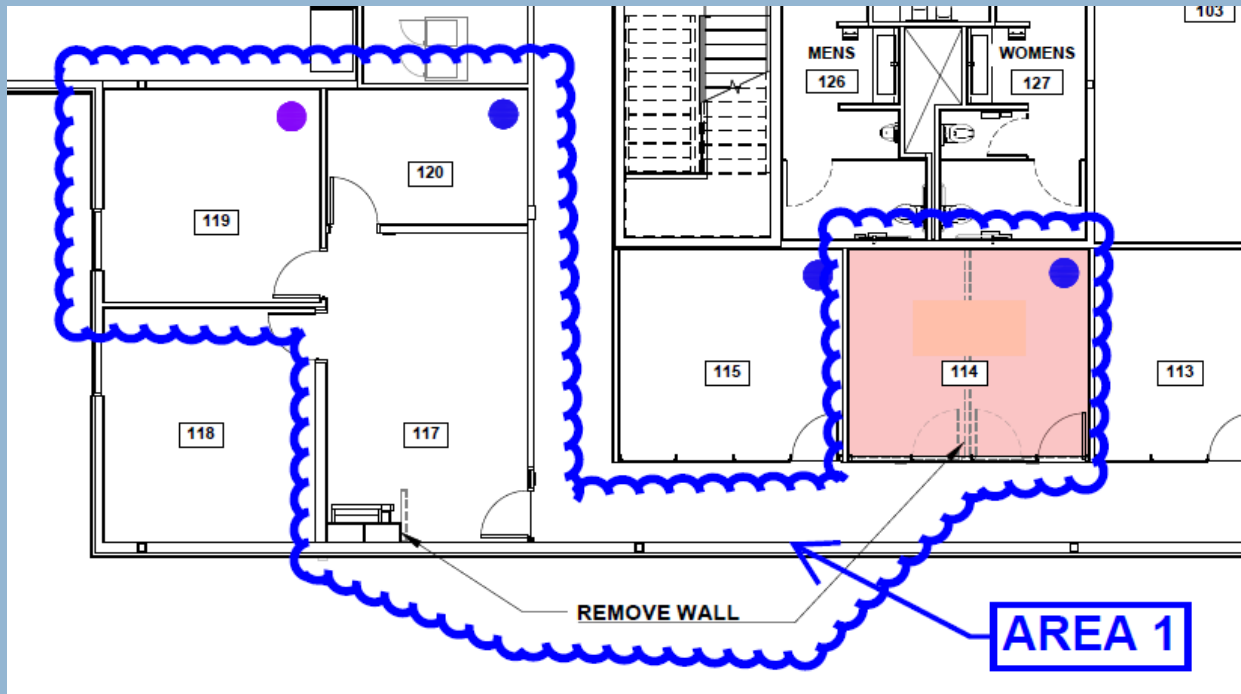
Due to limited space within the existing City Hall building and the need to plan for the next five years, the City hired an architect to identify areas for renovation, aiming to create additional office and/or meeting space.

The architect focused on 6 areas of the City Hall to create the additional space. Each of the 6 areas are shown on the next slides and include preliminary cost estimates for each area as it is assumed that the renovation would be done in phases.

AREA NO. 1 – FIRST FLOOR – HUMAN RESOURCES

IMPROVEMENTS

- Convert Storage Space into Room 120
- Convert Two Storage Rooms into Room 114
- Place Two Employees in Room 117



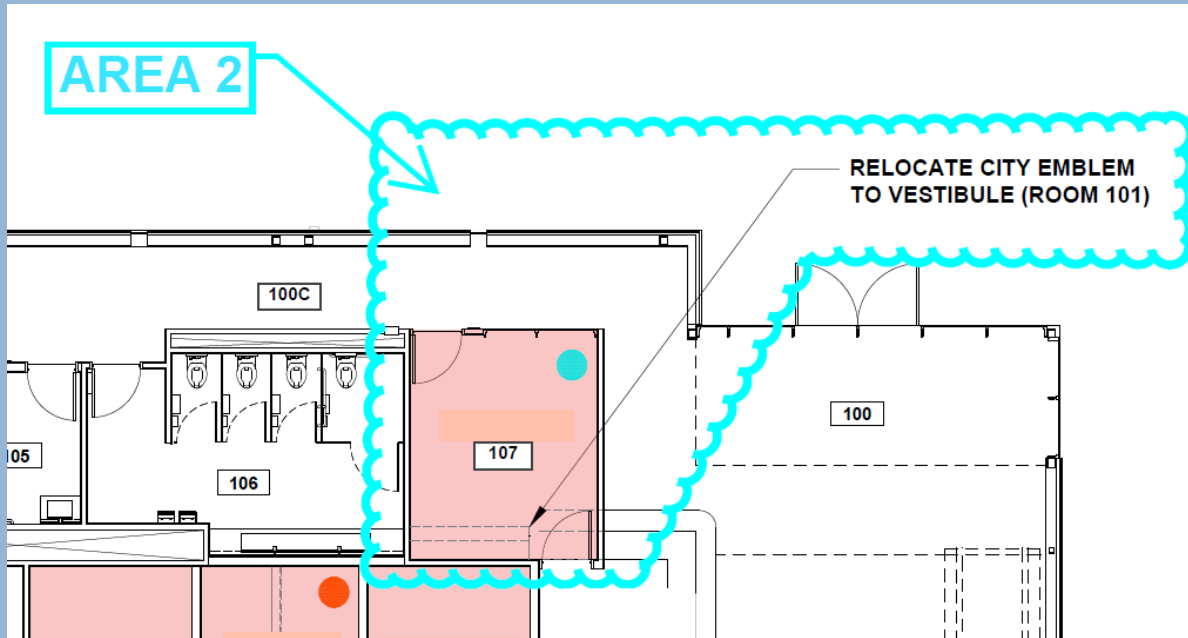
Area 1

Division	Description	Subtotal
02 – Demo	HR lobby & entry wall demo	\$12,000
06 – Partitions	New Walls	\$42,000
08 – Doors/Frames	New Doors	\$9,000
09 – Finishes	Paint/ceilings/flooring patch	\$36,000
21/22/23 – MPE	HVAC, lighting, power/data	\$36,600
Construction Subtotal		\$135,600
Design (8%)	Allowance	\$10,848
FFE	Allowance	\$15,000
Total Area 1		\$161,448

AREA NO. 2 – FIRST FLOOR – FRONT LOBBY

IMPROVEMENTS

- Convert Open Space into Office 107
- Modify Front Desk



Area 2

Division	Description	Subtotal
02 – Demo	Wall removal, emblem relocation	\$9,000
06 – Partitions	New Partitions	\$28,000
08 – Doors/Frames	New Doors	\$6,000
09 – Finishes	Paint/ceilings/floor patch	\$24,000
21/22/23 – MPE	HVAC/power	\$23,400
Construction Subtotal		\$90,400
Design (8%)	Allowance	\$7,232
FFE	Allowance	\$10,000
Total Area 2		\$107,632

AREA NO. 3 – SECOND FLOOR - ADMINISTRATION



IMPROVEMENTS

- Convert Open Space into Room 224
- Modify Rooms 217 and 220 to Accommodate Room 224

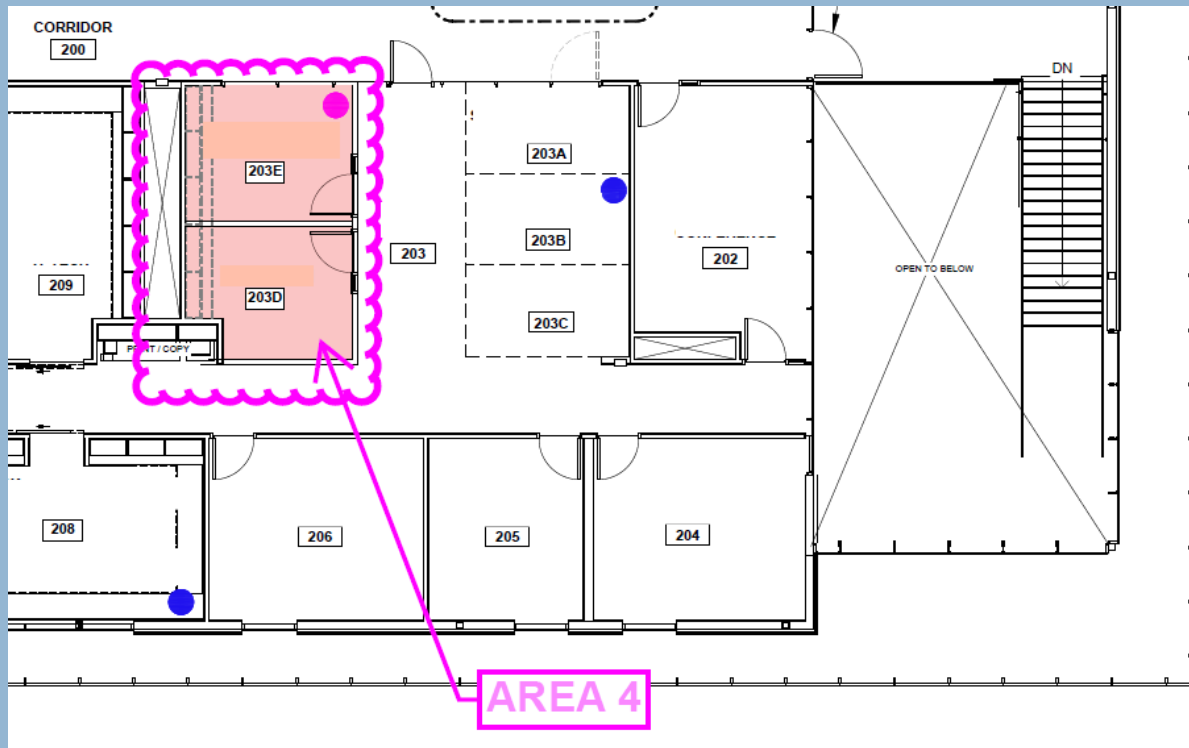
Area 3

Division	Description	Subtotal
02 – Demo	Storage & corridor adjustments	\$6,000
06 – Partitions	New Partitions	\$16,000
08 – Doors/Frames	New Doors	\$3,000
09 – Finishes	Paint/floor patch	\$18,000
21/22/23 – MPE	HVAC/power	\$17,600
Construction Subtotal		\$60,600
Design (8%)	Allowance	\$4,848
FFE	Allowance	\$5,000
Total Area 3		\$70,448

AREA NO. 4 – SECOND FLOOR - FINANCE

IMPROVEMENTS

- Replace Three Cubes with Two Rooms (203D & 203E)

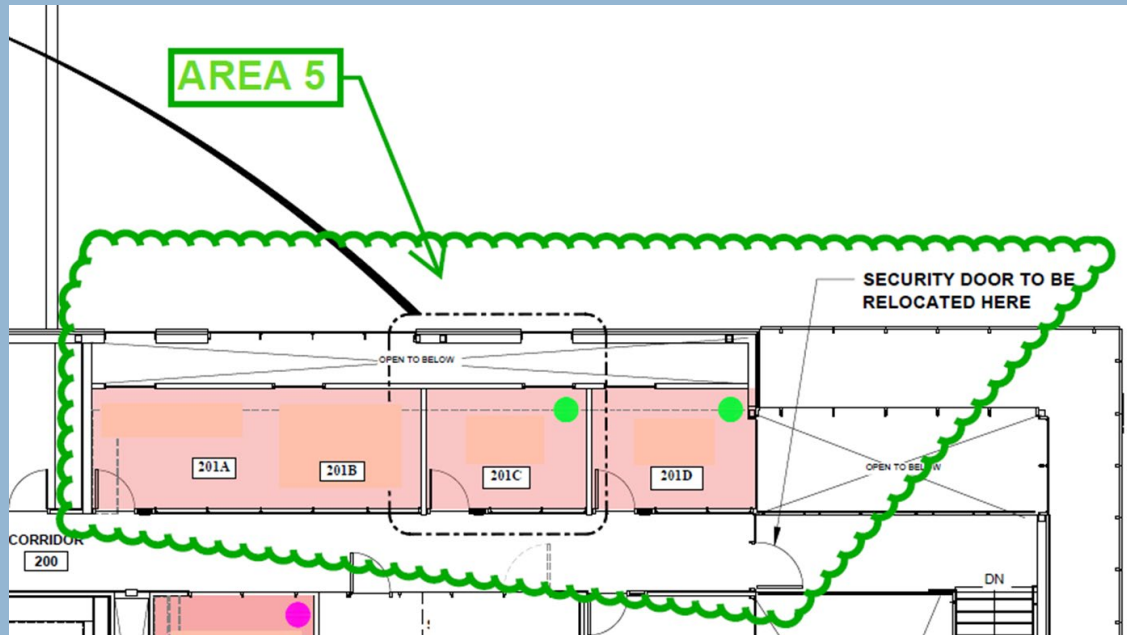


Area 4		
Division	Description	Subtotal
02 – Demo	Wall removals in Finance	\$11,000
03 – Structural	Minor tie-ins	\$7,000
06 – Partitions	New Partitions	\$31,000
08 – Doors/Frames	New Doors	\$6,000
09 – Finishes	Paint/floor patch	\$30,000
21/22/23 – MPE	HVAC/lighting/data	\$31,100
Construction Subtotal		\$116,100
Design (8%)		Allowance \$9,288
FFE		Allowance \$10,000
Total Area 4		\$135,388

AREA NO. 5 – SECOND FLOOR - LOUNGE

IMPROVEMENTS

- Convert Lounge into Four New Rooms (201A-D)
- Room 201A and 201B could be combined to allow Three Employees or Conference Room
- Relocate Security Door



Area 5

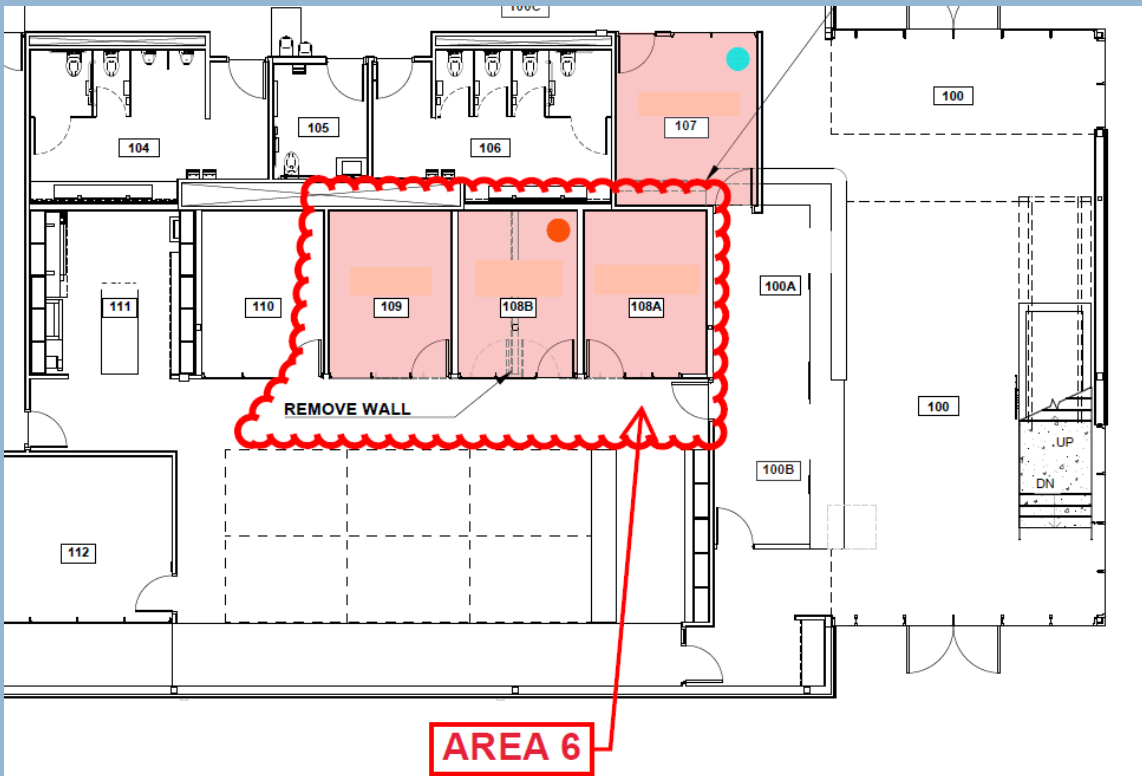
Division	Description	Subtotal
02 – Demo	IT lobby demo	\$10,000
03 – Structural	2' cantilever (201A–D)	\$60,000
06 – Partitions	New Partitions	\$34,000
08 – Doors/Frames	New Doors	\$6,000
09 – Finishes	Paint/ceilings/floor	\$30,000
21/22/23 – MPE	HVAC/power/data	\$38,700
Construction Subtotal		\$178,700
Design (8%)	Allowance	\$14,296
FFE	Allowance	\$10,000
Total Area 5		\$202,996

Note: Ceilings are exposed structure; estimate assumes lighting/data drops and limited patch work only.

AREA NO. 6 – FIRST FLOOR – DEVELOPMENT SERVICES

IMPROVEMENTS

- Convert Two Offices into Three to add Room 108B



Area 6

Division	Description	Subtotal
02 – Demo	Storage & corridor reconfig	\$8,000
06 – Partitions	New Partitions	\$29,000
08 – Doors/Frames	New Doors	\$6,000
09 – Finishes	Paint/floor patch	\$26,000
21/22/23 – MPE	HVAC/power	\$29,600
Construction Subtotal		\$98,600
Design (8%)	Allowance	\$7,888
FFE	Allowance	\$10,000
Total Area 6		\$116,488

ROUGH ORDER OF MAGNITUDE (ROM)

COST ESTIMATE

- Asbestos Survey: \$4,500
- Design: \$54,400
- Construction: \$680,000
- FFE*: \$60,000
- Total (All Areas): \$798,900

IMPROVEMENTS

- Added 11 Rooms
- Lost 3 Cubicles
- Lost 3 Storage Rooms

*FFE = Furniture, Fixtures & Equipment

Questions?



City Hall – Council Chambers Improvements

COST ESTIMATE

➤ Lower Dais by 6” for better visibility:	\$ 29,000
➤ Bullet-proofing the dais	\$ 34,000
➤ Carpet around perimeter wall 4’ high:	\$ 5,000
➤ Floor carpet (public seating area):	\$ 6,000
➤ New upholstered chairs:	\$ 9,000
➤ Blinds on the east wall:	\$ 3,000
➤ Audio-visual improvements:	<u>\$220,000</u>
Total:	\$306,000

Proposed Implementation Schedule:

Phase I (Fiscal Year 2025-2026) City Hall Expansion Activity # 62503 in the amount of \$567,000:

Architectural Design Services for office space \$ 54,400

Improvements to the Council Chambers:

Lowering the dais by 6” \$ 29,000

Bullet-proofing the dais \$ 34,000

Acoustic improvements \$ 23,000

Audio-visual improvements \$220,000

Total: **\$360,400 (FY 2025-2026)**

Phase II (Fiscal year 2026-2027):

Construction Services (Office space needs) Total: **\$744,500 (FY 2026-2027)**



Questions?

