

CITY HALL

What's happening?

City staff has been approached by several citizens asking questions regarding the City Hall and Public Safety project, such as: “Why has there been activity at the old City Hall lately?” “What are the plans for City Hall?” “Why don’t you stay where you are?” and “Will there be a public vote?”

In order to answer these questions, we need to review not only where we are today, but how we got here and where we plan to go.

STEERING COMMITTEE FORMED

As you may recall, the City Commission appointed a Steering Committee of citizens who worked through a facilitator (TreanorHL) to find a long-term solution regarding City Hall and Public Safety facilities. These services were previously housed at the 1916 City Hall building, which was in major need of rehabilitation due to the age of the infrastructure within the building and lack of ADA accessibility. Also, some of the services being provided in the approximately 19,600-square-foot building had outgrown the space available.

SURVEY TO DETERMINE SPACE NEEDS

One of the first things the facilitator did was perform a program study to determine how much space was needed. Each department housed in the 1916 building filled out surveys, and the facilitator reviewed the surveys with each department to capture any efficiencies in

space before finalizing the project summary. (See the breakdown on the next page for space needs for each department.)

FACILITY OPTIONS REVIEWED

Using the data collected for each department’s square footage need, the facilitator then prepared several options for new City Hall space, which were evaluated by the Steering Committee. The committee narrowed the options over a two-month period and ultimately selected “Option A” - a plan for renovation of the 1916 City Hall building and the construction of a new Public Safety facility across the street, with an estimated total project cost of \$16,125,203. (See the chart on the next page explaining the options that were reviewed.)

FUNDING SOURCES CONSIDERED

Once a facility option was recommended, the Steering Committee reviewed funding options for the project, including the extension and repurposing of two sales tax structures already in place within the City, which would require a public vote. (See funding options on the next page.)

MOVING FORWARD

While the current or future city commissions are not bound by the Steering Committee’s recommendations, the current Commission has taken a first step in keeping with the suggested course of

action. The Commission has approved issuing an advertisement for bids with a tentative bid date of February 7 for “City Hall Renovation – Phase I.” This first phase includes window and roof replacement, exterior repairs and interior demolition of non-historic elements at an estimated cost of approximately \$1.3 million, which will be funded from Special Use Sales Tax – Building and Facilities and ADA that was collected in 2018 or prior years (see next page).

PREPPING FOR PHASE I

To prepare the 1916 building for the first phase of renovation, approximately 100 years of documents, furniture, etc., needed to be removed and either stored, sold or disposed of. The activity at the building in the last few weeks was part of that effort. Most of the documents that were stored are being housed at the sanitation yard in shipping containers, while the maps are being stored at Temporary City Hall.

PUBLIC AUCTION

Some surplus items were collected from the 1916 building and will be sold at public auction. The auction is tentatively planned for **Saturday, January 12, at 9 a.m.** at the 1916 City Hall, 120 N. 6th. In case of bad weather, the auction will be rescheduled to 10 a.m. January 13. A sale bill listing auction items is available for viewing at <http://midwestks.com/midwestauctions/>.

CALENDAR

January 4

First Friday

7:30 a.m. - Civic Center

Community update co-hosted by the City and Independence Chamber

January 5

Recycling Collection Day

Recycling: 8 a.m.-12 noon

City Sanitation Yard, 21st & Maple

(Also collected EVERY TUESDAY, 11 a.m.-1 p.m.)



January 10 & 24

City Commission Meetings

5:30 p.m. - Veterans Room/
Memorial Hall

Open to the community



SQUARE FOOTAGE NEEDED FOR CITY SERVICES

City Departments	11,855
Police Department	12,854
Fire/EMS	18,232
Public Spaces	<u>3,924</u>
Total Needed	46,865

(1916 City Hall is approx. 19,600 square feet.)

FACILITY OPTIONS CONSIDERED

Option A:

1916 City Hall Bldg + New Public Safety Bldg
Est. Cost: \$16,125,203 / *Recommended*

Option B:

1916 Bldg and Addition to Apparatus Bay
Adjacent to Temporary City Hall
Cost: \$14,878,043 / *Eliminated: 6/12/2017*

Option C:

Phased Renovation of Temporary City Hall
Cost: \$11,257,832 / *Eliminated 5/22/2017*

Option D:

Remodel of Temporary City Hall
Cost: \$4,109,552 / *Eliminated 5/8/2017*

Option E:

New Construction
Cost: \$16,468,272 / *Eliminated 5/8/2017*

Option F:

1916 Bldg with Public Safety Bldg Addition
Cost: \$15,321,314 / *Eliminated 6/12/2017*

FUNDING OPTIONS

■ **General Purpose Citywide Sales**

- Taxes:**
 - 1980, a one-half percent (1/2%) Citywide retailers' sales tax
 - 1985 an additional one-half percent (1/2%) Citywide retailers' sales tax

■ **Education Sales Tax**

- 2009, a one percent (1%) Citywide retailers' sales tax
 - 1/2% will expire on April 1, 2031
 - 1/2% will expire October 1, 2032

■ **Special Use Sales Tax** (1/4% each for ADA; Buildings & Facilities; Streets & Sidewalks; Mill Levy Support.)

- 2012, a one percent (1%) Citywide retailers' sales tax. Expires October 1, 2022.

PHASE I PROJECT COSTS

window and roof replacement, exterior repairs, interior demolition

Assembly Cost Total	\$953,323
Design Contingency (15%)	143,998
Const. Contingency (20%)	<u>190,664</u>
Grand Total	\$1,287,985

Commission has authorized advertising for bids, which are tentatively set to be received by February 7, 2019.

MORE INFORMATION

For more detailed information regarding the recommendation by the Steering Committee, visit the City's website:

www.IndependenceKs.gov

Select **GOVERNMENT** tab at the top of the page >

Select **DEPARTMENTS** >

Select **ADMINISTRATION/CITY MANAGER** >

Select [CITY HALL AND PUBLIC SAFETY FACILITIES MASTER PLAN DOCUMENTS](#)

CALENDAR

February 1

First Friday

7:30 a.m. - Civic Center
Community update co-hosted by the City and Independence Chamber
Sponsor: CRMC



February 2

Recycling Collection Day

Recycling: 8 a.m.-12 noon
City Sanitation Yard, 21st & Maple
(Also collected EVERY TUESDAY, 11 a.m.-1 p.m.)

February 14 & 28

City Commission Meetings

5:30 p.m. - Veterans Room/
Memorial Hall
Open to the community