

## City Hall Renovation

Consider Action Regarding The 1916 City Hall Project:

1. Consider setting the date of March 4, 2022, to receive bids for renovation of 1916 City Hall.
2. Consider authorizing a contract with HBK for design services to convert the former EMS building into evidence storage for the Police Department (required if relocating to 1916 City Hall).





## CITY HALL RENOVATION – 100% CONSTRUCTION DOCUMENTS INDEPENDENCE, KANSAS



**City Hall and Public Safety Center  
Feasibility Study and Master Plan  
INDEPENDENCE, KANSAS**

August 15, 2019

# FEASIBILITY STUDY and MASTER PLAN

1. What is the condition of the existing facilities?
2. What program and/or departments should be in the City Hall?
3. How much space (square footage) is required to accommodate the program?
4. How does this program vary from the option developed in prior years?
5. What design options accommodate the desired program?
6. What are the desired concept options and their pros and cons?
7. How much does each option cost?
8. What other projects are anticipated in the City and what are their estimated costs?
9. How could the project be funded?
10. Conclusions

# What is the condition of the existing facilities?

- 19,600 square foot, three-story building
- Historic masonry and concrete structure
- Ability to recognize tax-credits



Independence City Hall, Historic Rendered View from Northwest



Independence City Hall present day, view from Northwest

## SECTION I. INTRODUCTION

### OVERVIEW

Independence City Hall is a classical revival style building. It has been serving the municipal functions of Independence for just over 100 years as it was built in 1915 as a means of gathering all of the city's departments under one roof, including the Fire and Police departments. Located prominently facing West at the corner of North 6th Street and East Myrtle. This assessment will provide a detailed description of the building's long range decisions and plans for use of the Independence City Hall Building. The historic character and overall physical condition of the building will be assessed. The Fire and Police department has served the community for the better part of a century and their use in many ways has provided a way to utilize the building to house all of the city departments, certainly there are uses which would continue to serve the needs of the community and city functions.



Original Independence City Hall  
Available historic plans, photographs, newspaper clippings and descriptions were reviewed to understand the building's history and develop a basic knowledge of the City Hall's use

and physical history. An on-site visual survey and photographic documentation of the exterior and interior of the building were made to determine the building's historic character defining features of the building and general conditions. An extensive analysis of the building was not conducted.

#### HISTORY AND USE

The need for a centralized location for all the departments of the city was proposed as early as 1909 and six years later the contract to build the City Hall was signed in 1915. The Independence City Hall is a three-story masonry structure which is fireproof. The building's value, including furnishings, was \$45,000. At the time the population of the City of Independence was 1337. The building's original purpose was to house the fire department and the police department. The original design may have altered the original spaces which in some cases no longer communicate the historic associations they once conveyed.

#### STANDING OF THE BUILDING

Independence City Hall is listed on the National Register of Historic Places as Part of the Independence Downtown Historic District. Rose and Peterson Architects out of Kansas City, Kansas designed the building.



Independence City Hall building location map.  
Google Maps, 2017



## SECTION II. GENERAL CONDITIONS

### BUILDING DESCRIPTION

The building is rectangular with office and meeting spaces on the west and the fire station on the east side of the building. The City Hall is located near the heart of Independence Kansas. The building is a three-story masonry structure. It is made of blocks for each of the east and west original blocks. There is a one story addition on the west. A wide paved path leads up to the main entrance on the west side of the building. The entrance is a single door with sidelight. This entrance is outlined with projecting brick piers and a shaped brick cornice. The base is a concrete foundation with a running bond wall with a rough stone foundation and smooth water table. The roof is flat with parapet walls.

### EXTERIOR CONDITIONS

#### SITE

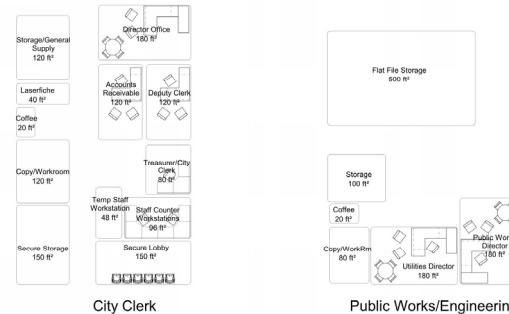
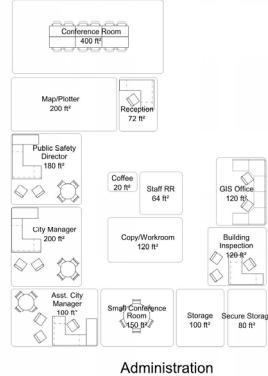
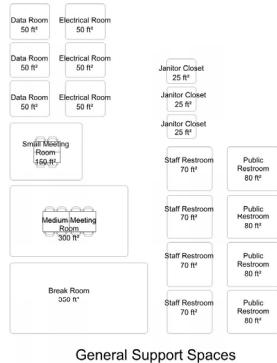
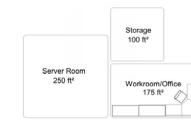
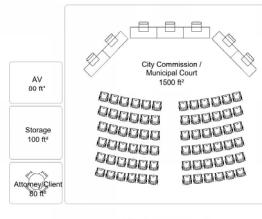
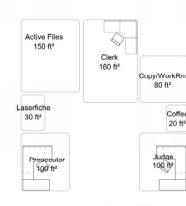
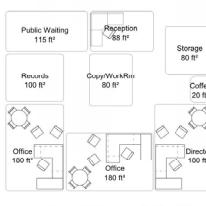
##### Associated Landscape Features

The primary entrance to the City Hall is on the west side of the building. A set of wide steps leads up to the main entrance. The concrete steps and limestone cheek walls. The condition of the concrete steps is poor due to many areas of cracking and spalling in the concrete. There is separation between the concrete steps and limestone cheek walls. To maintain

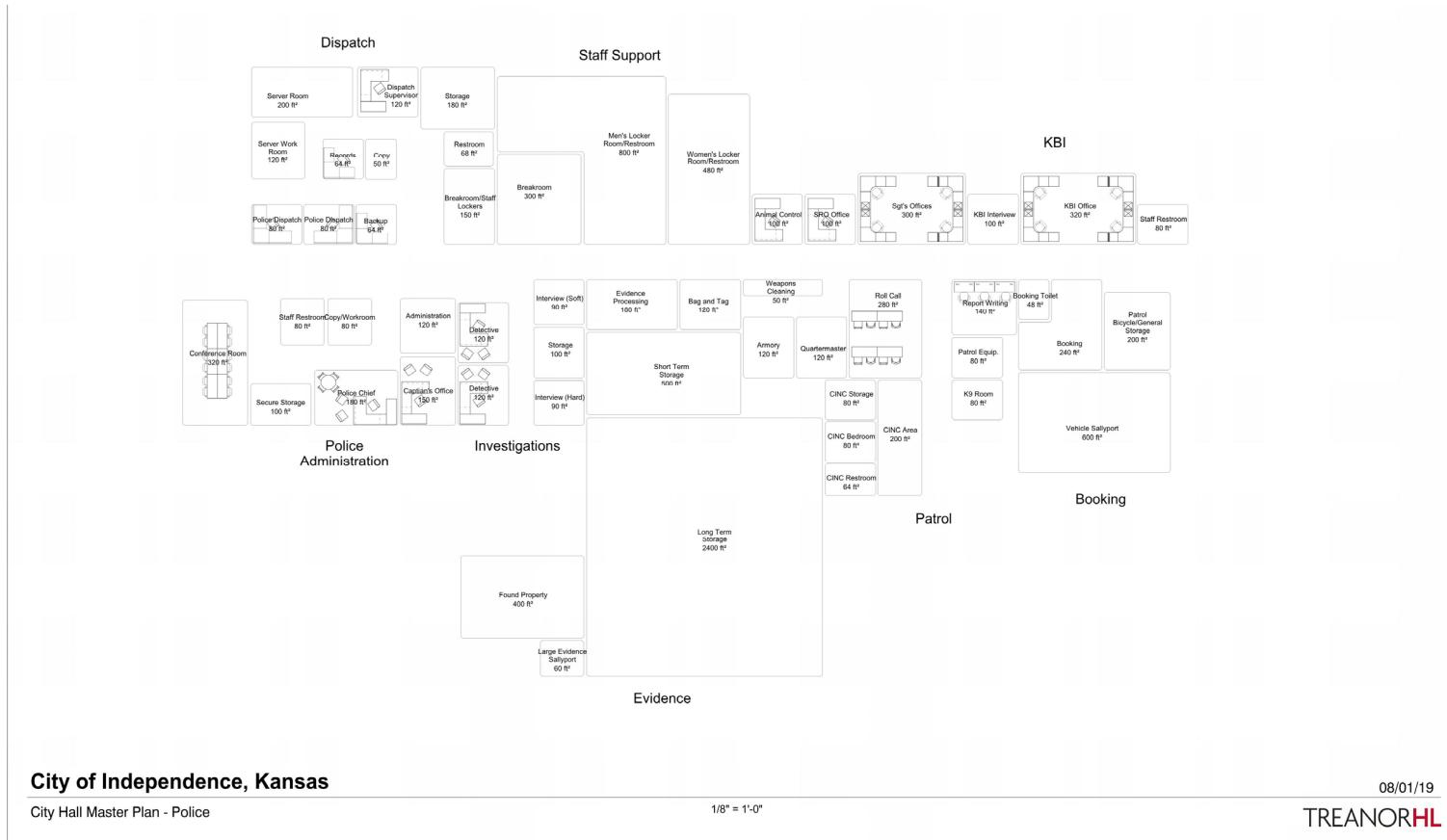
safety for building users and occupants, the crumbling areas of the concrete steps require repair. A ramp leads from the main entrance to the South Entrance of the building. The ramp itself is in good condition and does not appear to require repair. The ramp is a fair condition and should be repaired. The ramp and railing should be assessed for compliance with accessibility standards. There are area wells on the north and south



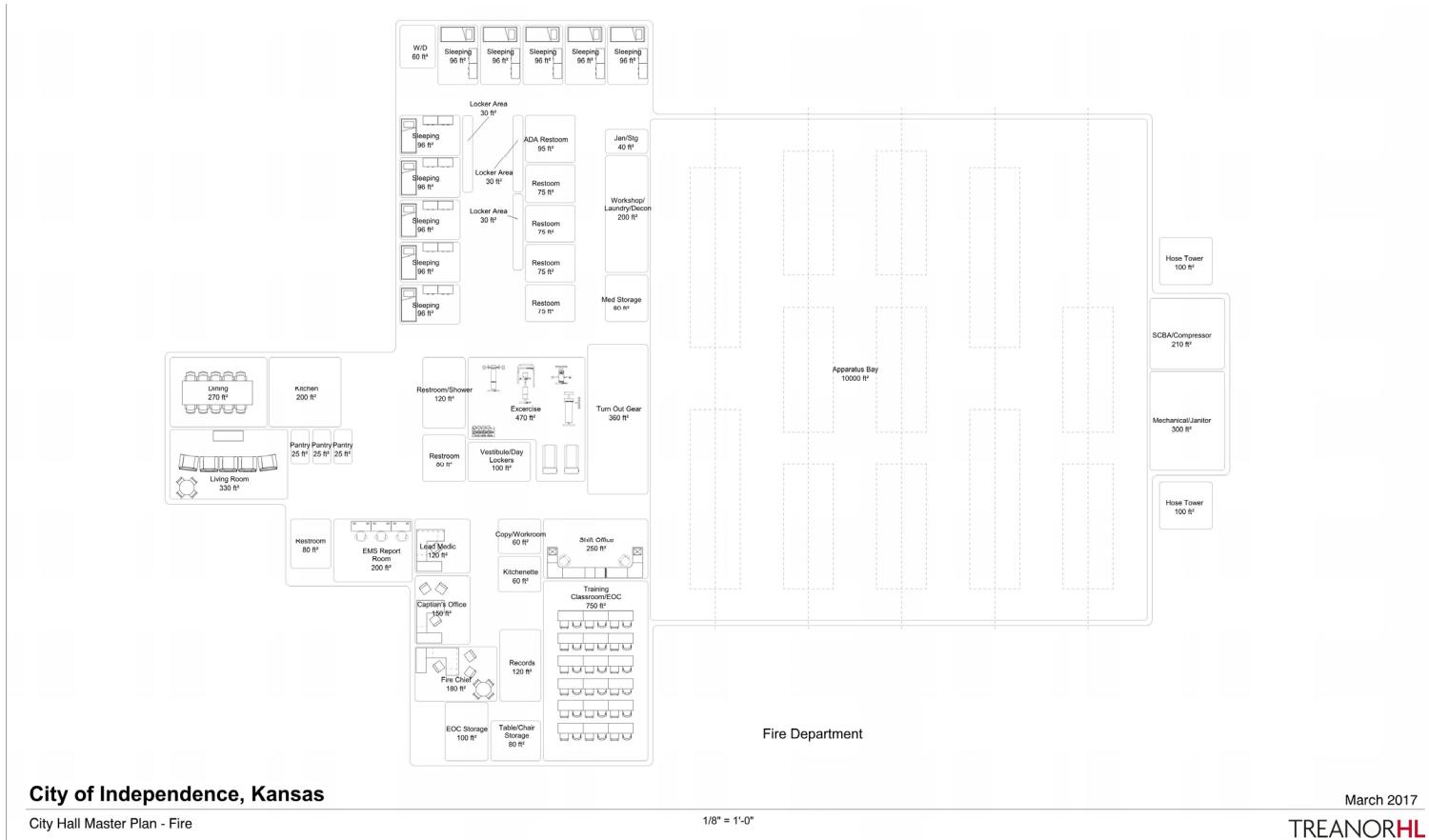
# How much space (square footage) is required to accommodate the program?



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# How does this program vary from the option developed in prior study?

## **City Departments**

- Modified “Administration” to current staffing and operational needs
- Modified “Finance and Clerk” to current staffing and operational needs
- Modified “Housing Authority” to current staffing and operational needs
- Reduced “Court Clerk” to share support with “Finance”
- Removed “Training Room”; use Commission Chamber or other City spaces

# How does this program vary from the option developed in prior study?

## **Police Department**

- Evidence storage increased due to recent trends and current storage requirements
- Added “Found Property” room to accommodate increased property collection
- Added “Child in need of Care” area to include a bed area, restroom, processing and storage
- Modified dispatch to remove County dispatch stations and added server room; space to be designed to ICC 500 standards
- Added a K9 kennel
- Included Emergency Operations Center with Fire Department program
- Increased office area for KBI to match current staffing levels

# How does this program vary from the option developed in prior study?

## **Fire Department**

- Added EMS report room
- Revised “Training Room” to be the “Emergency Operations Center”; space to be designed to ICC 500 standards
- Increased “Apparatus Bay” to include a 5<sup>th</sup> bay to accommodate current equipment

# How much space (square footage) is required to accommodate the program?

- Developed on “HOW” the City works
- Comparison to prior programs

## PROGRAM SUMMARY

<u>Department</u>	Prior Program	Revised Program
City Departments	15,467 gsf	13,870 gsf
Police Department	12,854 gsf	16,402 gsf
Fire/EMS Department	18,232 gsf	22,671 gsf
<u>General Public Spaces</u>	<u>3,924 gsf</u>	<u>0 gsf</u>
<b>TOTAL</b>	<b>47,611 gsf</b>	<b>52,943 gsf</b>

*Delta 6,390*

# What design options accommodate the desired program?

- Used program requirements developed with stakeholders
- Developed concepts that accommodated the entire program

# What design options accommodate the desired program?

## Option 1a:

- Renovation of 1916 City Hall Building for City Departments
- New Public Safety Building at NE corner of 6<sup>th</sup> Street and Myrtle Street

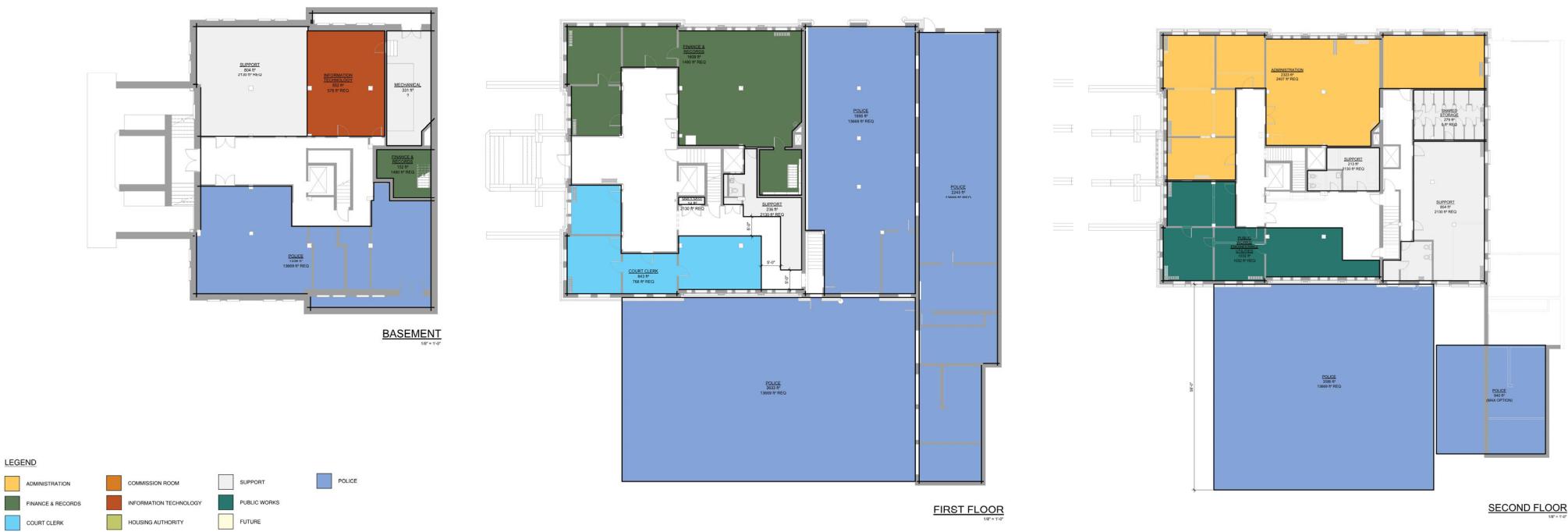
## Option 1b:

- Renovation of 1916 City Hall Building for City Departments
- Public Safety Building Addition to Existing Apparatus Bay

## Option 2:

- Renovation of and Addition to 1916 City Hall Building for City Departments and Police Department
- Fire Department Addition to Existing Apparatus Bay

# Option 2: Renovation of and Addition to 1916 City Hall Building for City Departments and Police Department



# What are the desired concept options and their pros and cons?

## Option 2:

- Locates Police Department in an addition to the 1916 City Hall; requires addition to the historic building.
- Displaces Housing Authority.
- Remotes Municipal Court from Court Clerk
- Separates Police from Fire Department duplicating some program spaces
- Separates Emergency Operations Center from Dispatch creating staffing inefficiencies.
- Utilizes temporary apparatus bay for permanent apparatus bay; requires addition to accommodate current and future vehicle needs.
- Requires separating the lot at the Temporary City Hall building; requires new utility service to new building.
- Limits a portion of land for future development.
- Does not utilize existing parking lot adjacent to 1916 City Hall.

# How much does each option cost?

- Construction costs
  - 1916 City Hall
    - Interior Demolition
    - Renovation
    - Exterior Improvements
    - Site Work
    - Utility Upgrades
  - Public Safety Building
    - New Construction
    - Site Work
    - Utility Upgrades
  - Contingency
- Project (soft) costs.
  - Professional fees
  - Site survey
  - Hazardous material abatement
  - Geotechnical survey
  - Bid Printing
  - Construction testing
  - Furniture/ Fixture/ Equipment
  - Owner's contingency

*(These costs reflect 2020 dollars and escalation expenses should be applied for any project beyond 2020.)*

# How much does each option cost?

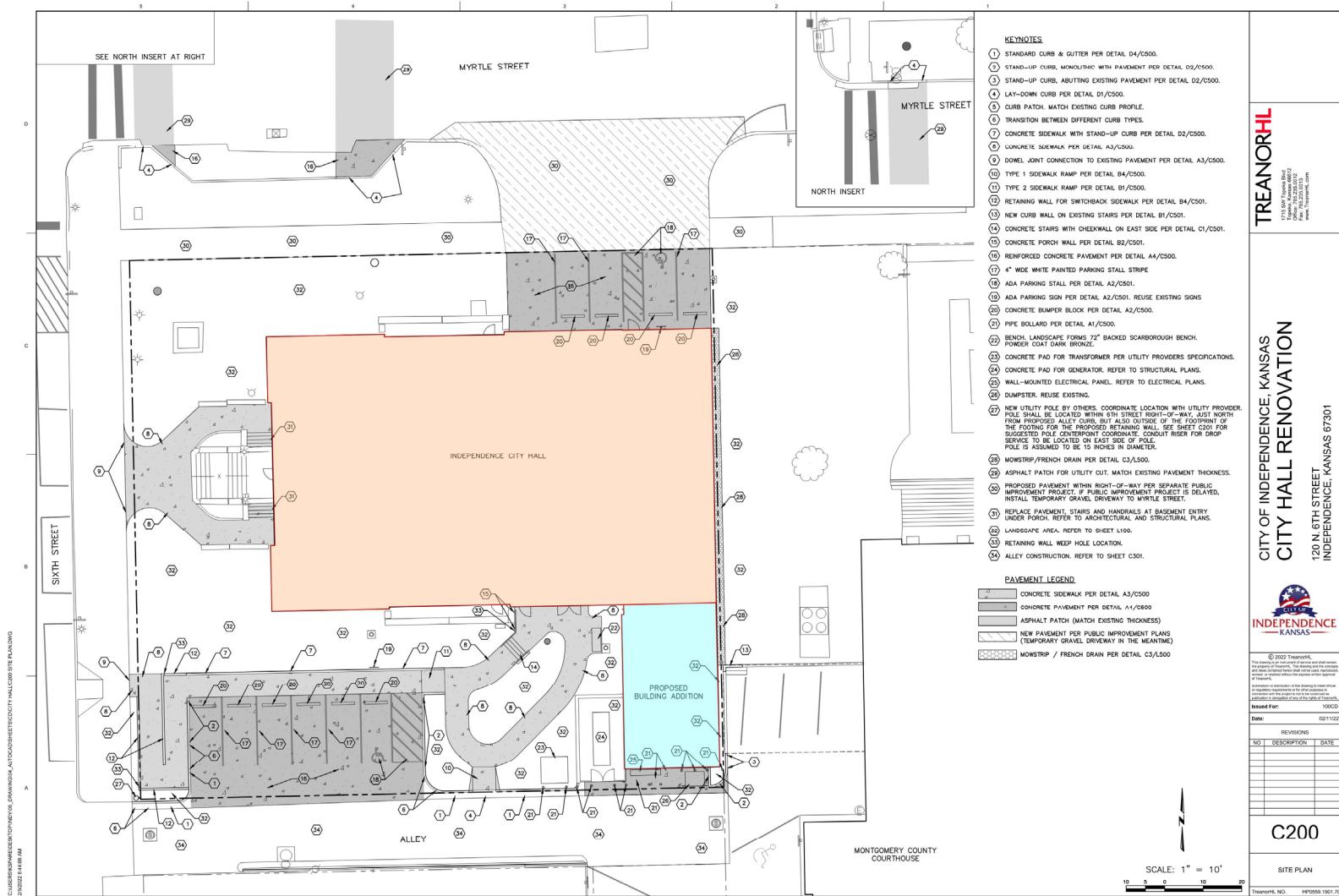
## Option 2:

- Renovation of and Addition to 1916 City Hall Building for City Departments and Police Department
- Fire Department Addition to Existing Apparatus Bay *(These costs represent 2020 dollars)*

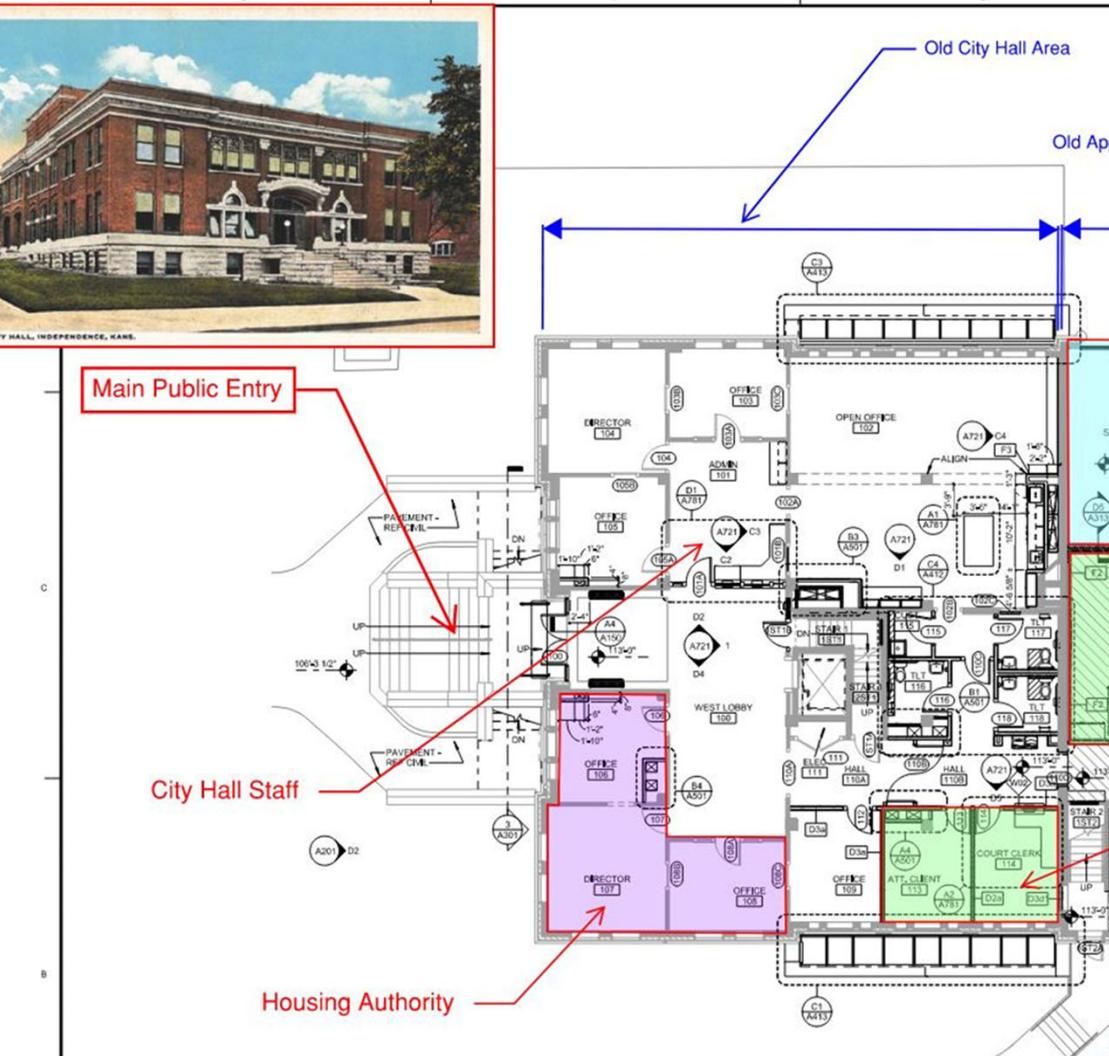
Independence Kansas		Option 2	
City Hall Options		1916 City Hall & Public Safety Building Addition @ App Bay	
Summary of Costs			
Program Name	Square Footage	Average \$/SF	Sub-Total
<b>1916 Building</b>			
Demolition Costs	21,600	\$ 5	\$ 108,000
Renovation Costs	-	\$ -	\$ -
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 160	\$ 1,296,000
Second Floor	6,500	\$ 160	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,600	\$ 60	\$ -
Site Work / Parking Lot	21,600	\$ -	\$ -
Utility Upgrades/Generator	21,600	\$ -	\$ -
<b>RENOVATION SUB-TOTAL</b>	21,600	\$ 154	\$ 3,316,500
<b>Police Addition to 1916 Building</b>			
New Construction			
First Floor	6,065	\$ 285	\$ 1,728,525
Second Floor	4,612	\$ 285	\$ 1,314,420
ICC 500 Requirements	1,411	\$ 100	\$ 141,100
Site Work / Parking Lot	32,277	\$ 10	\$ 322,770
New Utilities/Generator	32,277	\$ 15	\$ 484,155
<b>ADDITION SUB-TOTAL</b>	32,277	\$ 124	\$ 3,990,970
<b>New Fire Facility</b>			
New Construction			
Apparatus Bay (remodel and addition)	12,760	\$ 10	\$ 127,600
First Floor	9,911	\$ 250	\$ 2,477,750
ICC 500 Requirements	1,000	\$ 120	\$ 120,000
Site Work / Parking Lot	22,671	\$ 10	\$ 226,710
New Utilities/Generator	22,671	\$ 25	\$ 566,775
<b>NEW CONSTRUCTION SUB-TOTAL</b>	22,671	\$ 155	\$ 3,518,835
<b>SUB-TOTAL</b>			\$ 10,826,305
Design Contingency		5%	\$ 541,315
<b>TOTAL CONSTRUCTION BUDGET</b>			\$ 11,367,620
<b>SOFT COSTS</b>			
Professional Fees	8.5%	\$ 966,248	
Reimbursable Expense Allowance		\$ 5,000	
Site Survey Allowance		\$ 7,750	
Hazardous Material Abatement Allowance			
Geotechnical Survey Allowance		\$ 3,500	
Printing / Bidding & CA Expense Allowance		\$ 8,000	
Construction Special Inspections Allowance		\$ 55,000	
Furniture, Fixtures, and Equipment	3%	\$ 341,029	
Owner's Contingency	5%	\$ 568,381	
<b>SOFT COST TOTALS</b>			\$ 1,954,907
<b>TOTAL PROJECT COSTS</b>			\$ 13,322,528

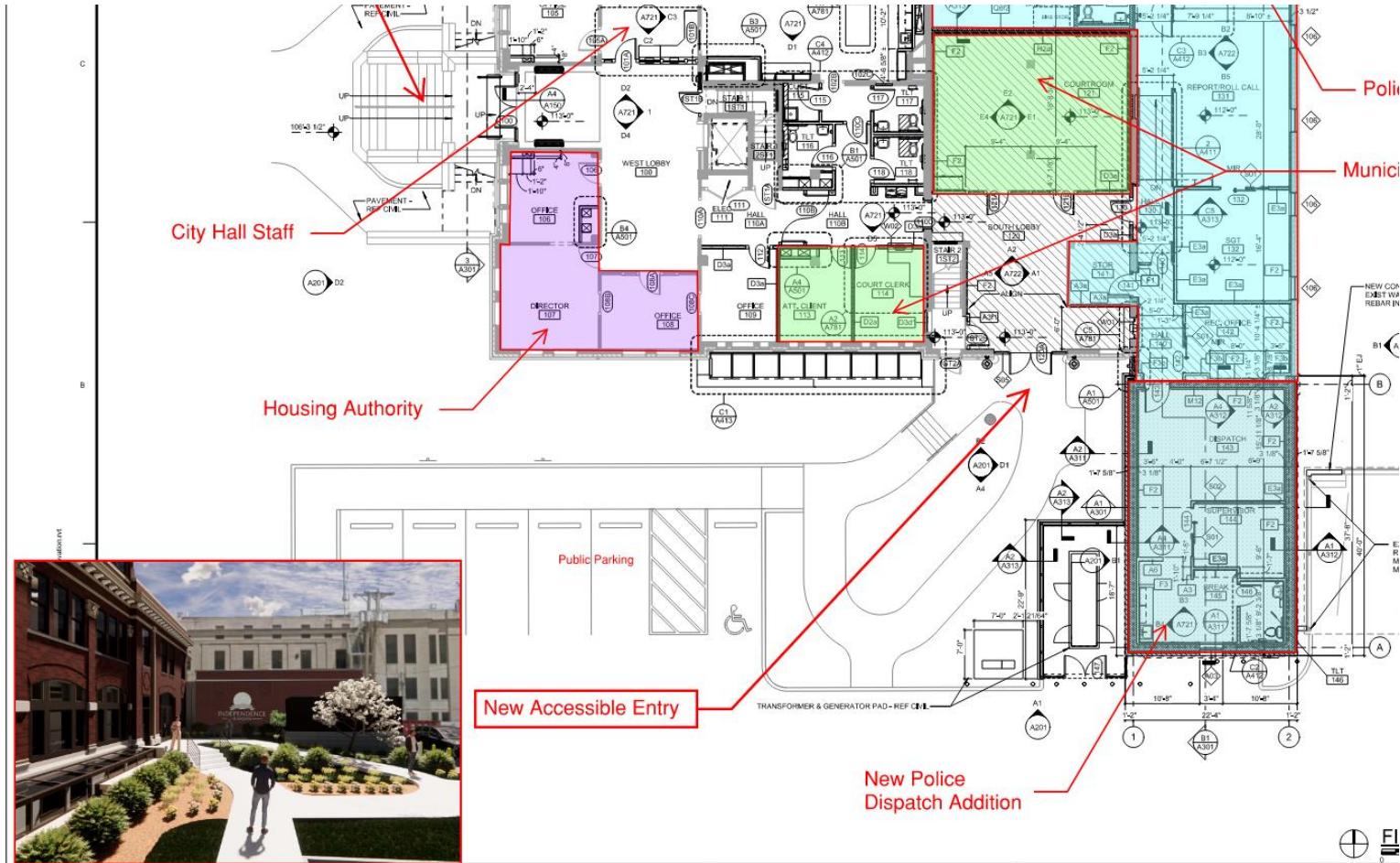


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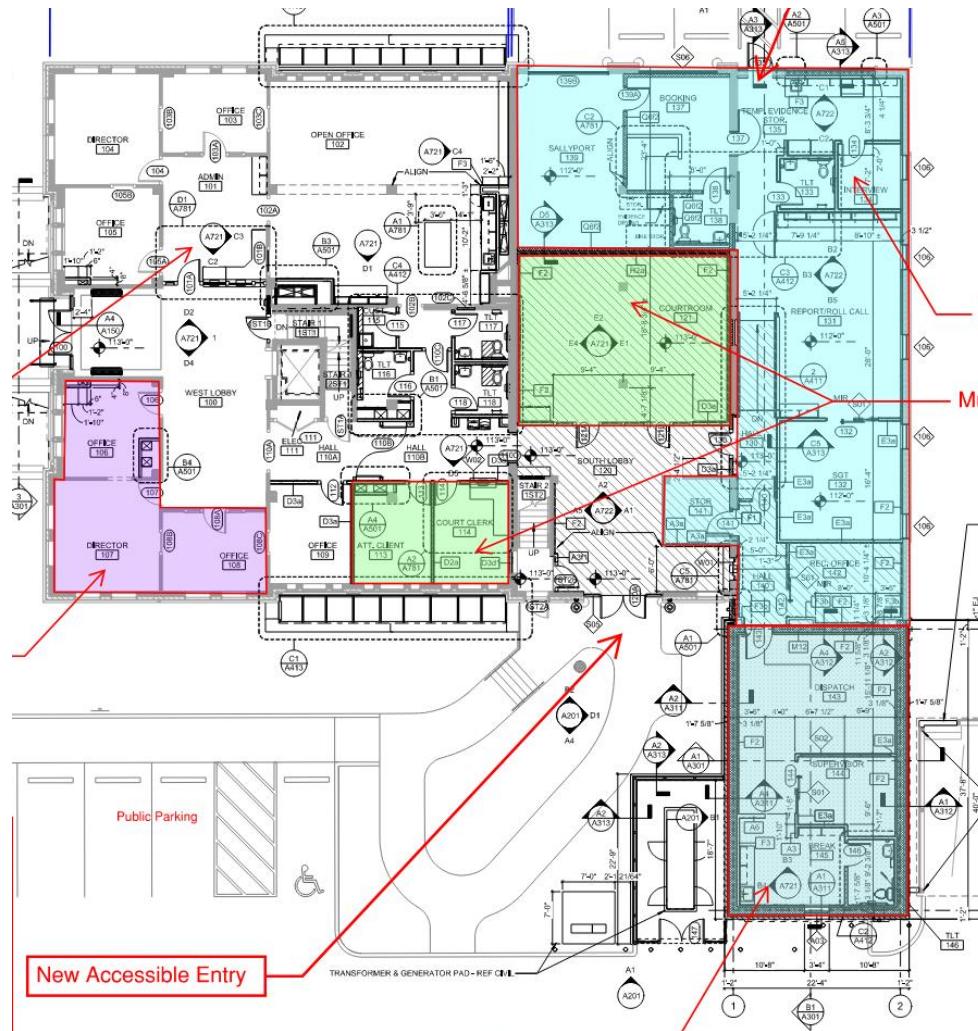


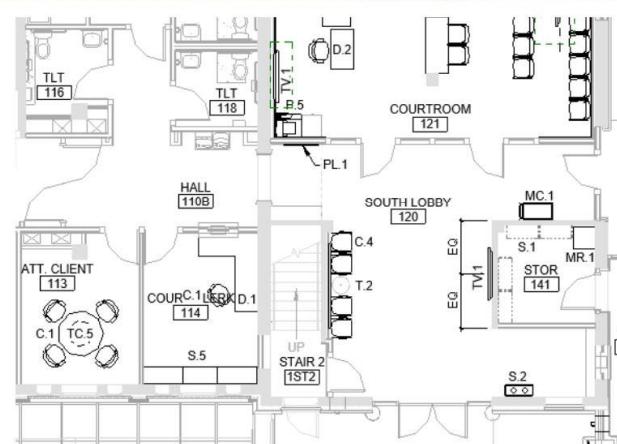




Accessible Entry - Before & After







INTERIOR - SOUTH LOBBY

Independence, KS - City Hall Renovation and Addition

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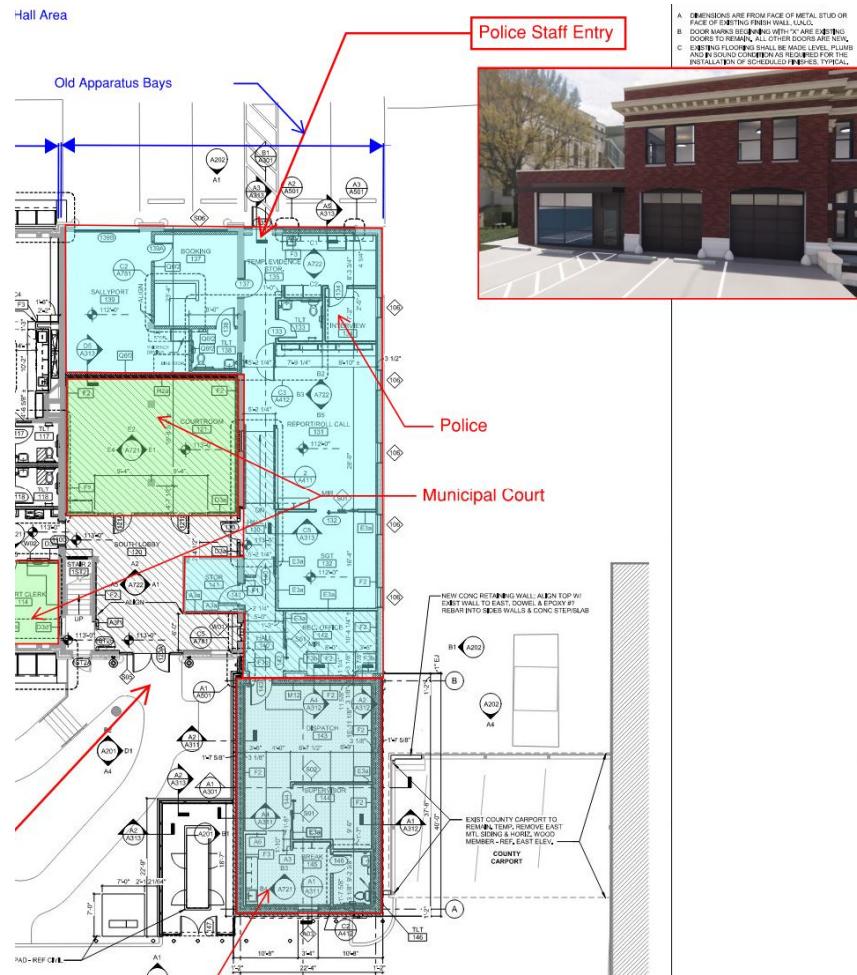


INTERIOR - MUNICIPAL COURT

Independence, KS - City Hall Renovation and Addition

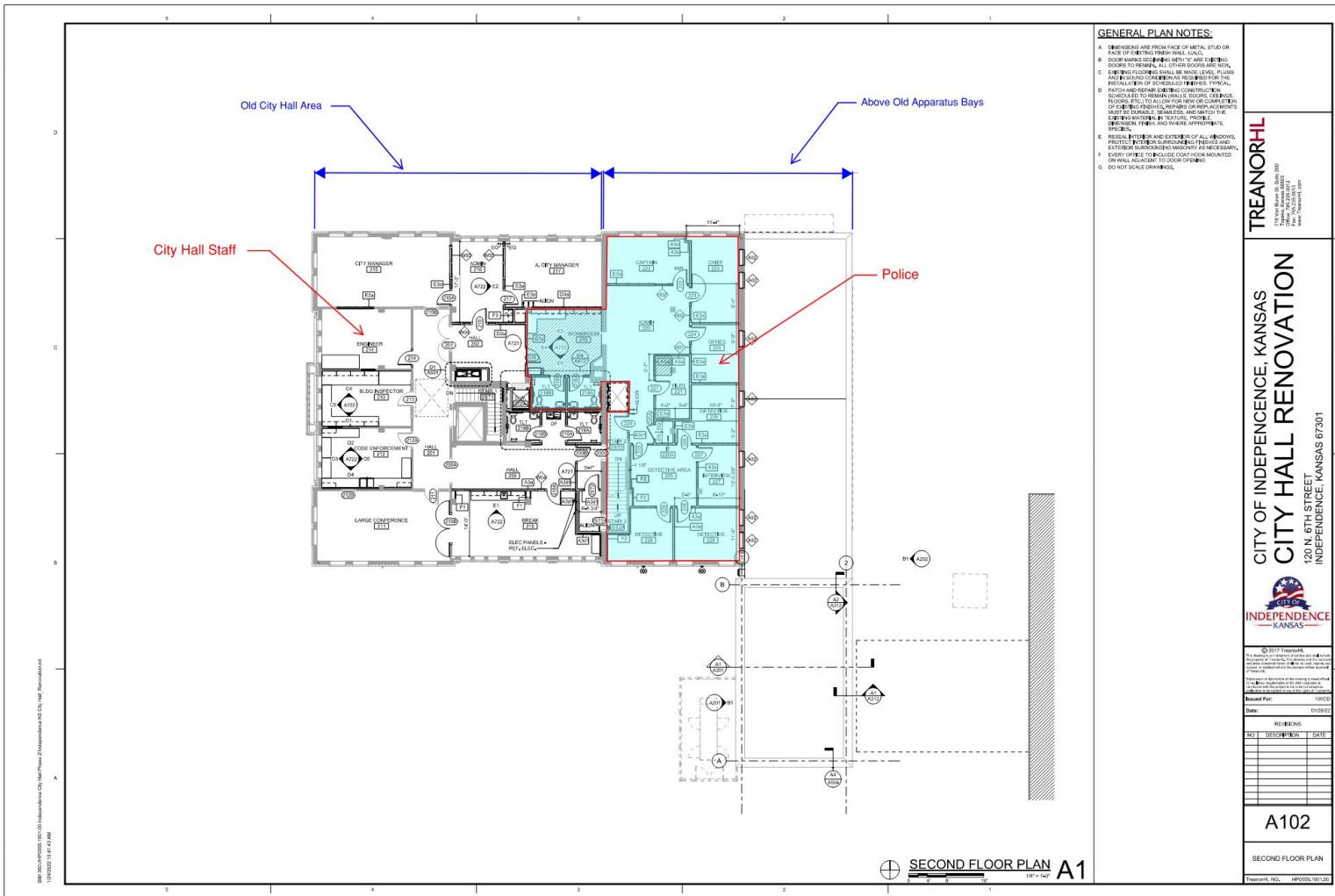
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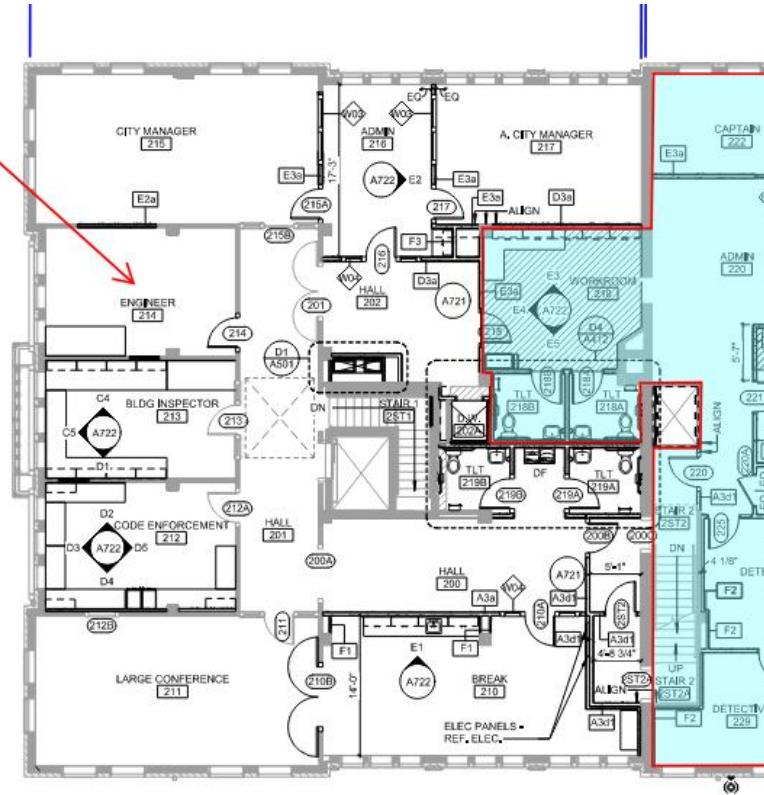


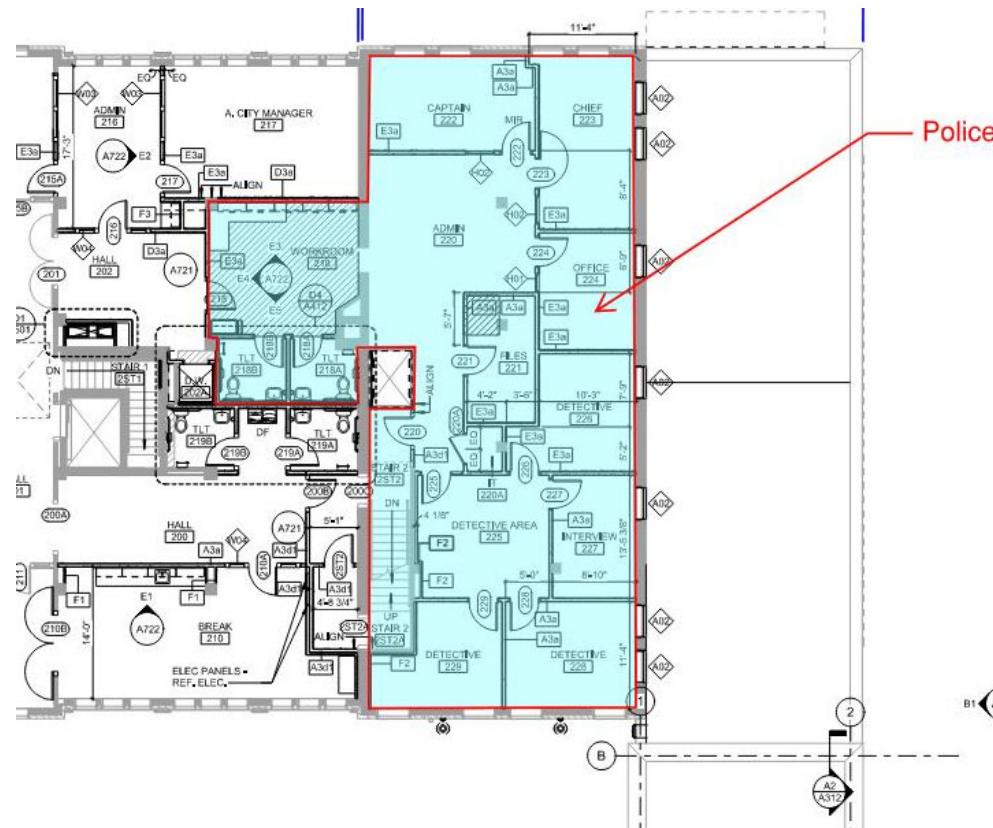


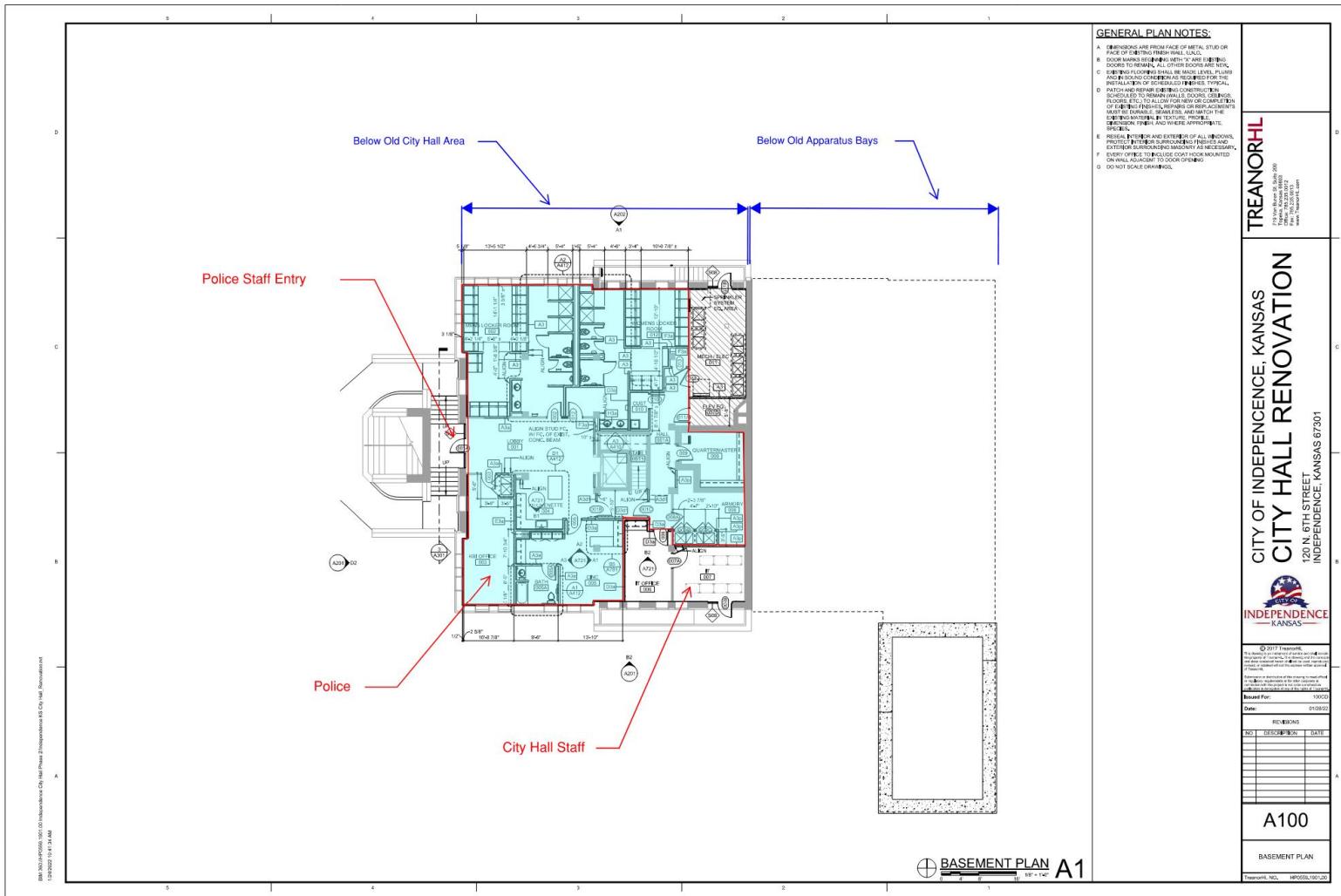
Police Staff Entry - Before & After

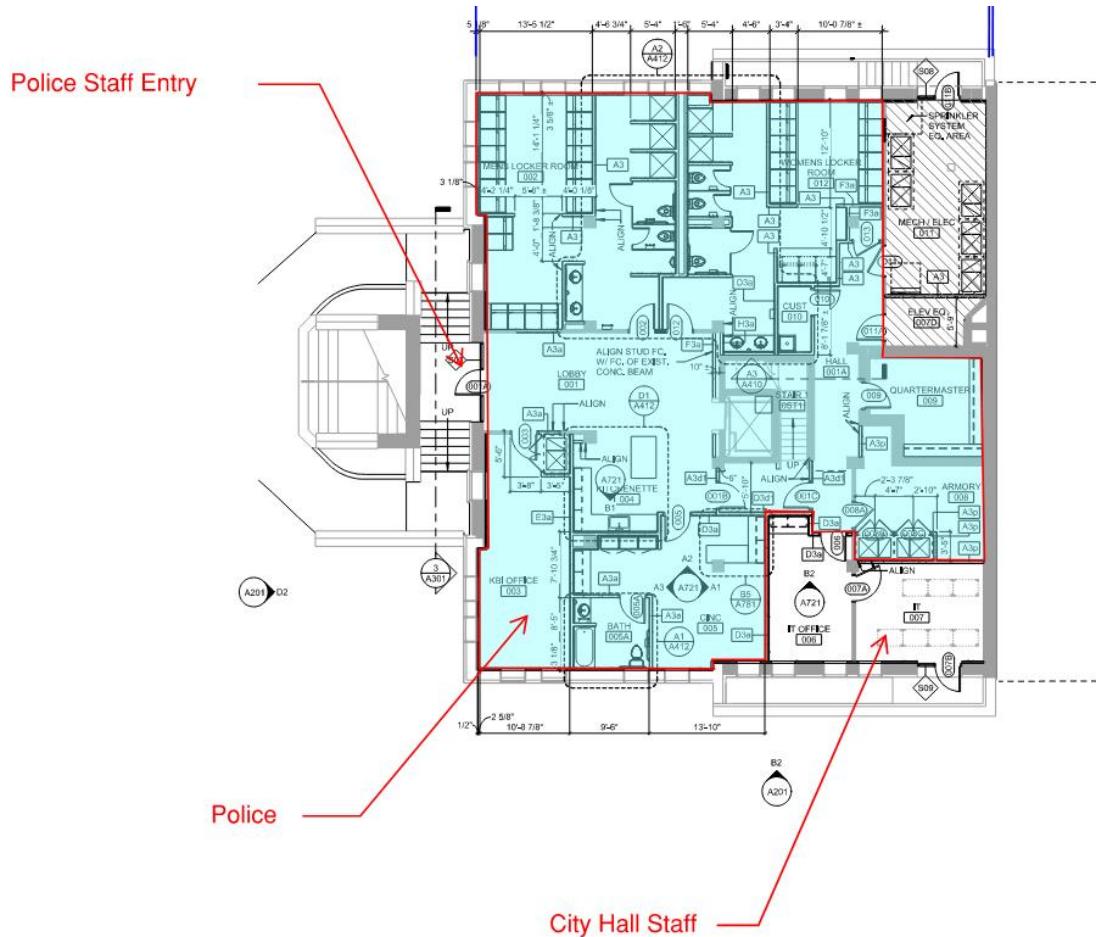


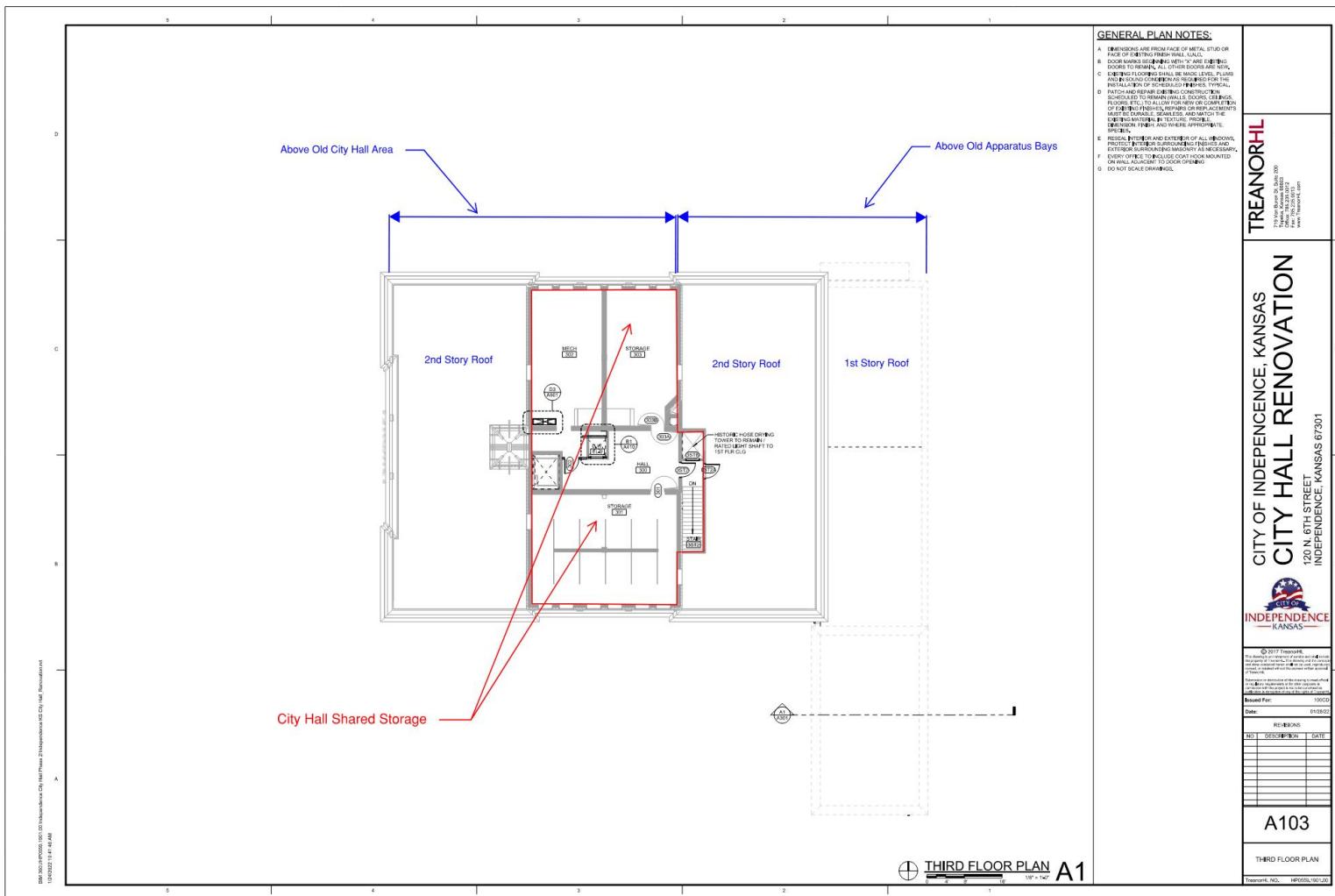
City Hall Staff













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