

## 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).

A.





## 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 the City Departments into one structure, including the Fire and Police departments. Located prominently facing West at the corner of North 6th Street and East Myrtle. This assessment was commissioned to provide a framework to make long range decisions and plans for use of the Independence City Hall Building. The Historic character and overall physical condition was evaluated and a positive response by the City Hall and Fire department has opened the community for the better part of a century and though it may not be prudent to continue 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.

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

## HISTORY AND USE

The need for a centralized location for all the departments of the city was realized as early as 1909 and six years later the contract to build the City Hall was signed in 1915. The Independence City Hall was completed in 1916 to much fanfare. The building cost, including furnishings, was \$45,000. At the time the population of the City of Independence was 135,000. The changes made to the interior of the building have altered the original spaces which in some cases no longer communicate the historic associations they once conveyed.

### STATEMENT OF SIGNIFICANCE

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.



Original Independence City Hall



Independence City Hall building location map.  
Google Maps, 2017

## METHODOLOGY

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



## 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 central block is two and a half stories tall with two stories of stone and steel and west original blocks. There is a one story addition on the east. A wide paved path leads up to the West entrance with stone and concrete steps leading to a single door with sidelights. This entrance is outlined with projecting brick piers and a shaped terra cotta hood. The building is constructed of red brick in running bond 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 sidewalk extends from the street to the historic concrete stair and limestone cheek walls. The condition of the concrete stair is poor due to many areas of cracking and spalling in the concrete. There is separation between the concrete stairs and limestone cheek walls. To maintain

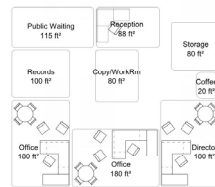
safety for building users and occupants, the crumbling areas of the concrete stair require repair. A non-historic ramp is present at the South Entrance of the building. The ramp itself is in good condition and does not appear to require repair. The handrail is in fair condition and should receive maintenance, however the ramp and railing should be assessed for compliance with accessibility standards. There are area wells on the north and south

COLOR LEGEND	SIGNIFICANCE	INTEGRITY
	CLASS A HIGH	HIGH
	CLASS B HIGH MODERATE	MODERATE HIGH
	CLASS C HIGH MODERATE LOW	LOW MODERATE
	CLASS D MODERATE LOW	LOW HIGH MOD

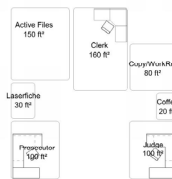
\*\* LOW SIGNIFICANCE FEATURES MAY BE INCLUDED IN THIS CATEGORY ONLY IF THEY RETAIN SOME SPECIAL DEGREE OF INTEGRITY OR HISTORICAL INTEREST, OWING TO THEIR UNIQUE NATURE.



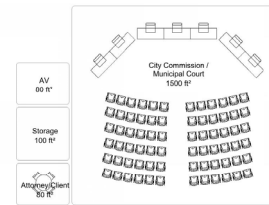
# How much space (square footage) is required to accommodate the program?



Housing Authority



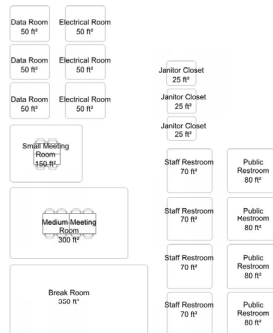
Court Clerk



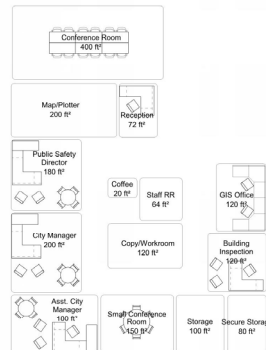
City Commission



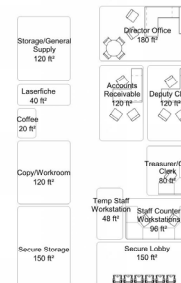
Information Technology



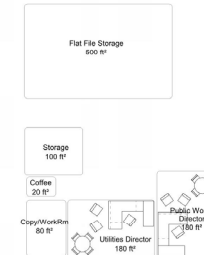
General Support Spaces



Administration

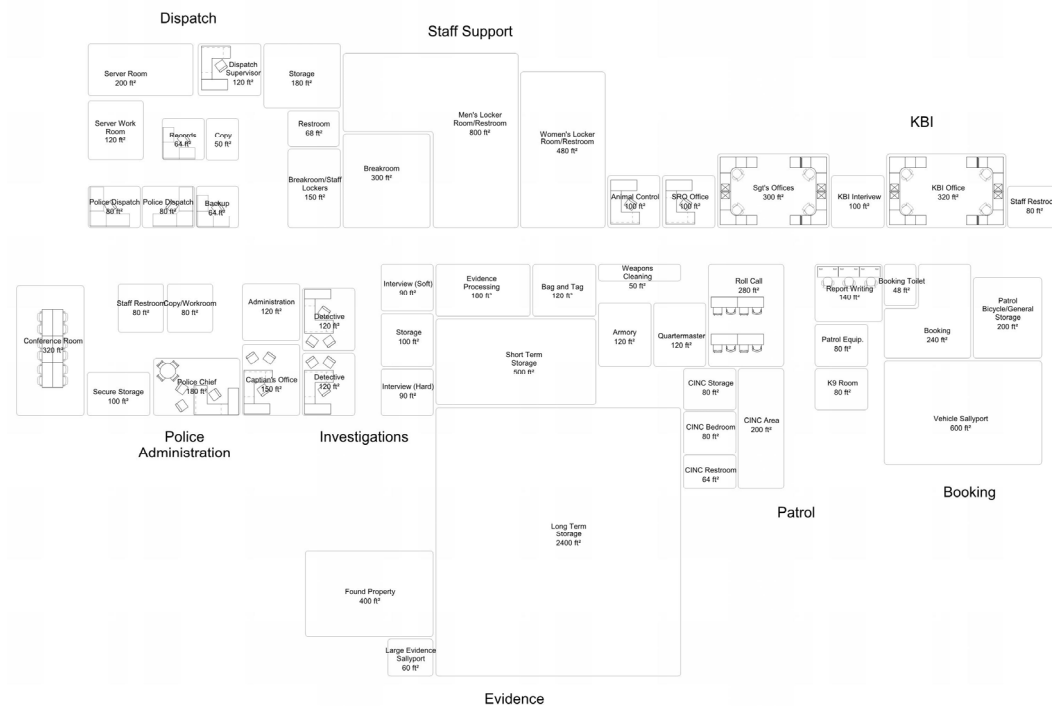


City Clerk

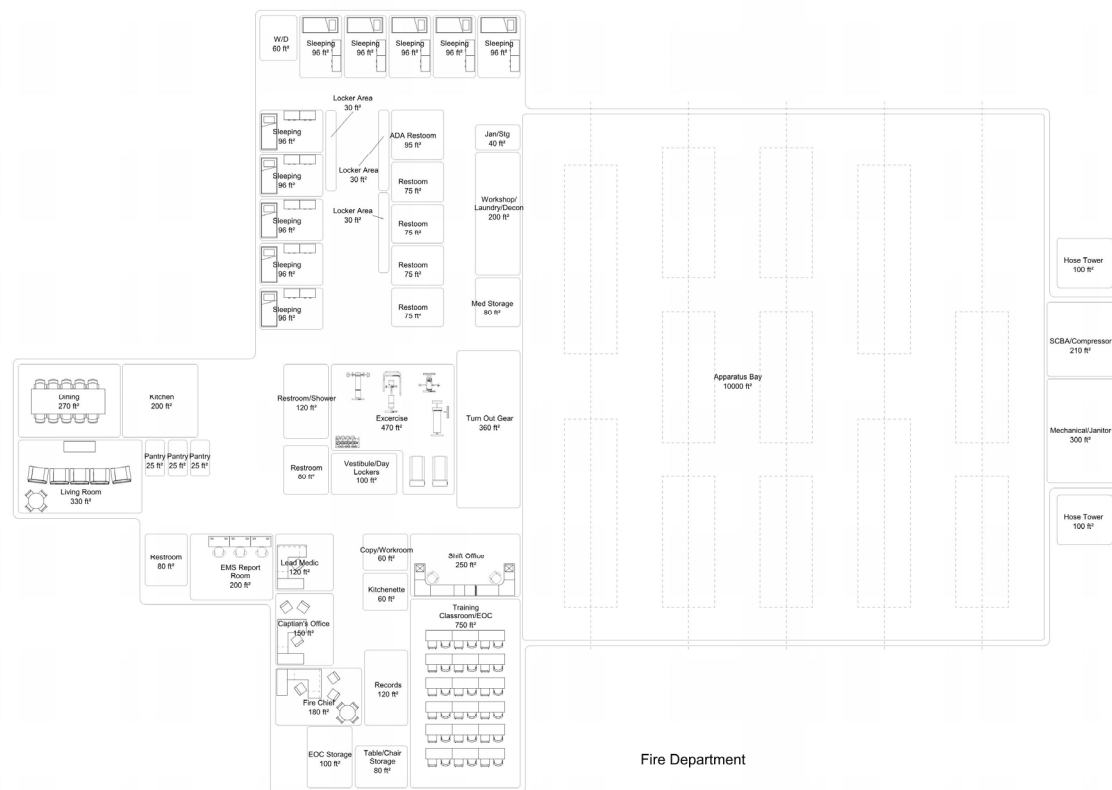


Public Works/Engineering

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



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



City of Independence, Kansas

City Hall Master Plan - Fire

$$1/8" = 1'-0"$$

March 2017

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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>	<u>Prior Program</u>	<u>Revised Program</u>
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

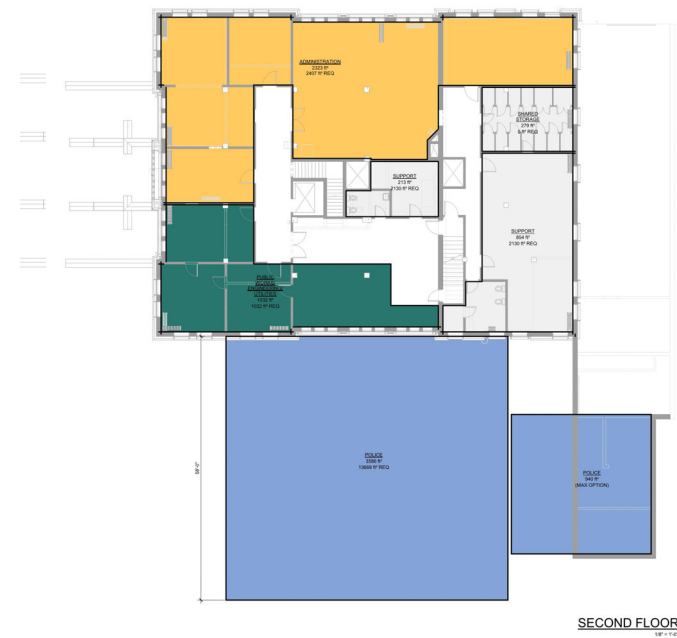
## Option 1b:

- 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



- LEGEND
- ADMINISTRATION
  - COMMISSION ROOM
  - SUPPORT
  - POLICE
  - FINANCE & RECORDS
  - INFORMATION TECHNOLOGY
  - PUBLIC WORKS
  - COURT CLERK
  - HOUSING AUTHORITY
  - FUTURE

# 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 utilizes 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
  - Ste 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 c

## 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  
City Hall Options

Option 2  
1916 City Hall & Public Safety Building Addition @ App Bay

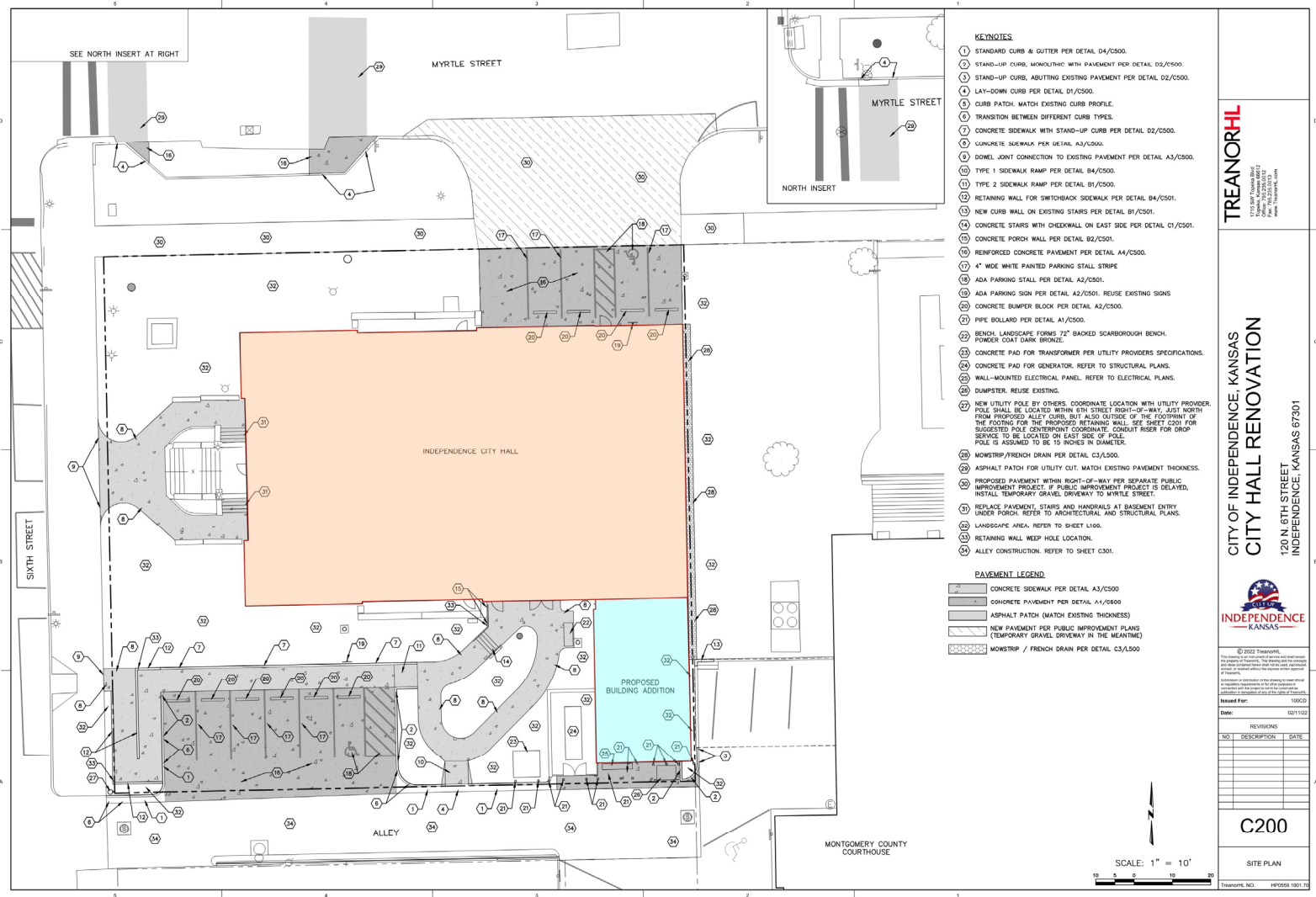
### Summary of Costs

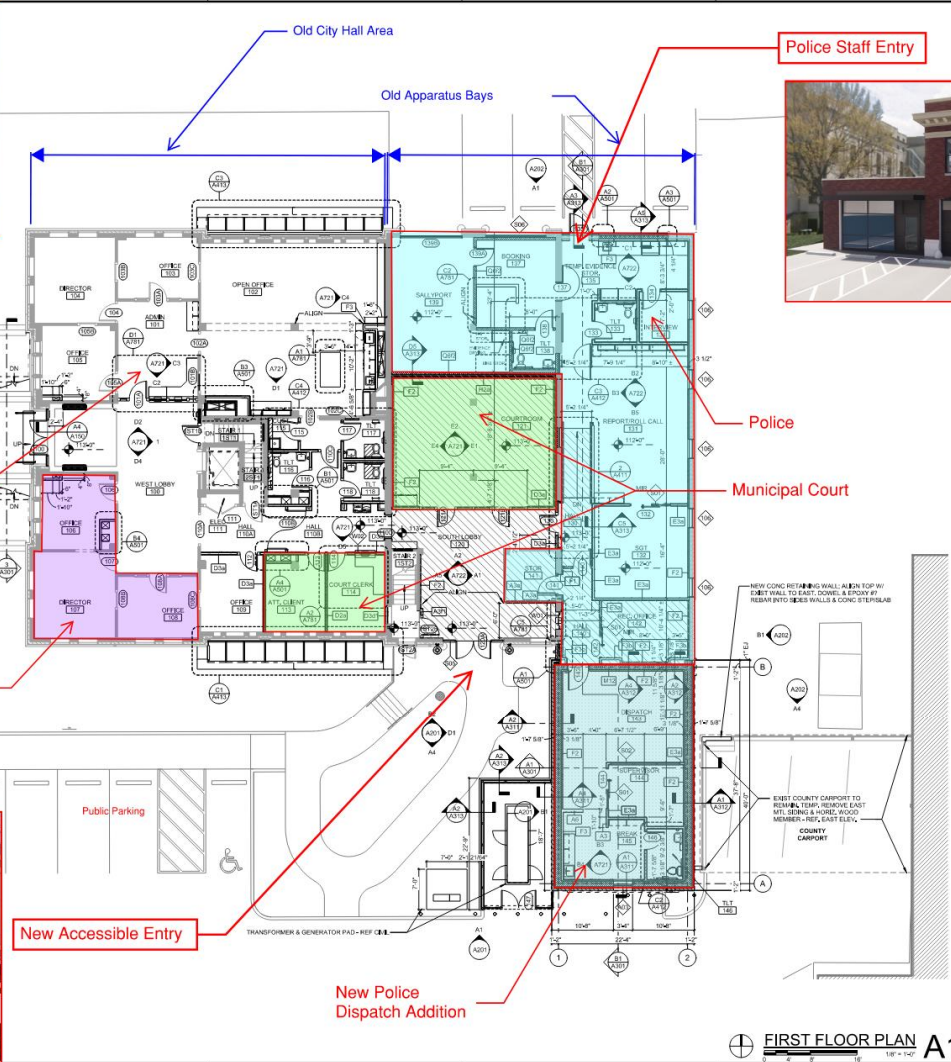
2020 Dollars			
Program Name	Square Footage	Average \$/SF	Sub-Total
<b>1916 Building</b>			
Demolition Costs	21,600	\$ 5	\$ 108,000
Renovation Costs	-	\$ -	\$ -
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 160	\$ 1,296,000
Second Floor	6,500	\$ 160	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior 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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**GENERAL PLAN NOTES:**  
 A. TRANSPOSE AND FROM FACE OF METAL STUD OR FACE OF EXISTING FRAMING WALL, UNLESS NOTED OTHERWISE.  
 B. DOOR MARKS SHALL BE REPRODUCED IN ALL EXISTING DOORS TO REMAIN. ALL OTHER DOORS ARE NEW.  
 C. ALL NEW FLOORING SHALL BE 3/4\"



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Issued For: 10000  
 Date: 01/28/22

NO.	REVISION	DATE

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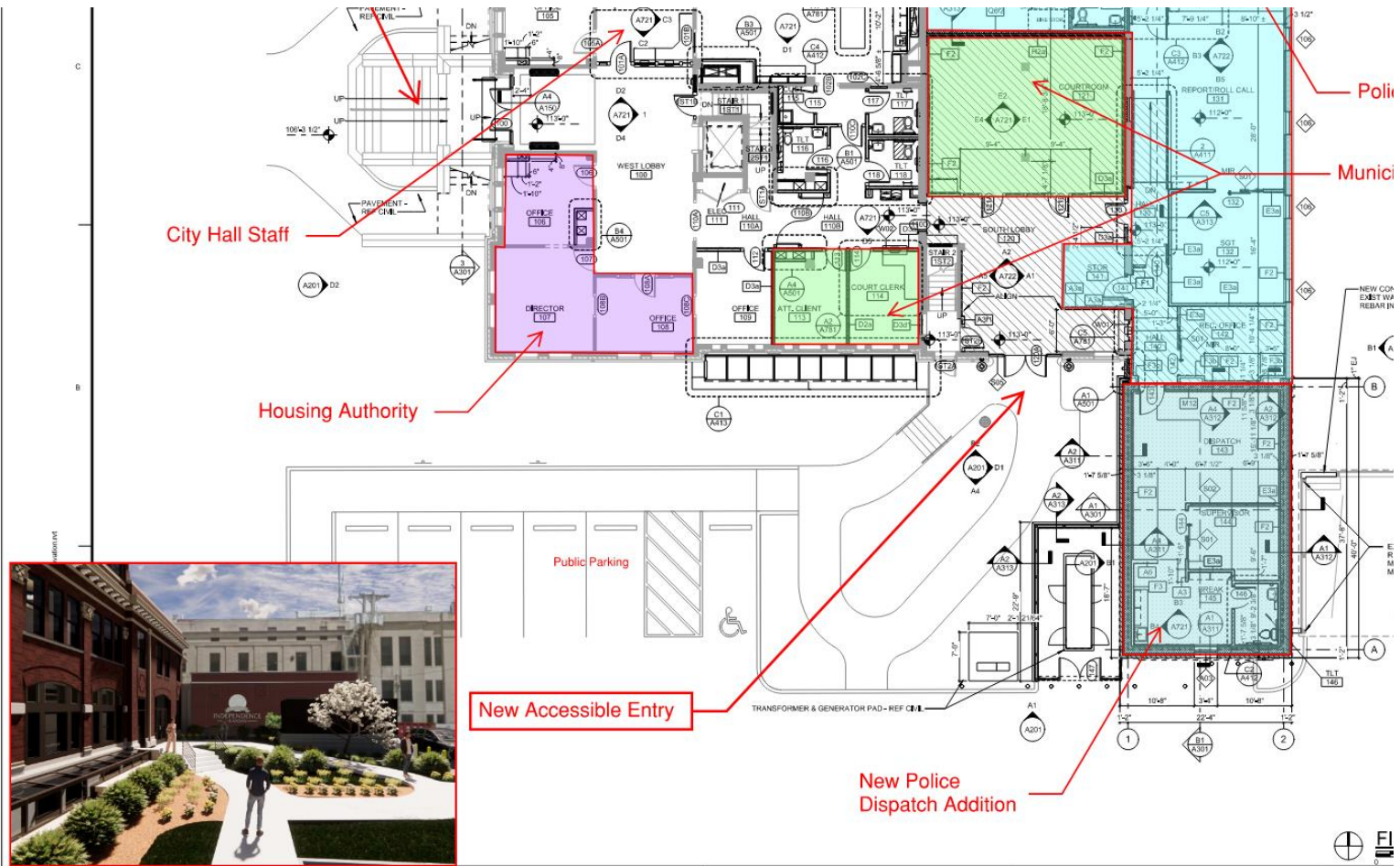
FIRST FLOOR PLAN

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**FIRST FLOOR PLAN A1**  
 1/8" = 1'-0"



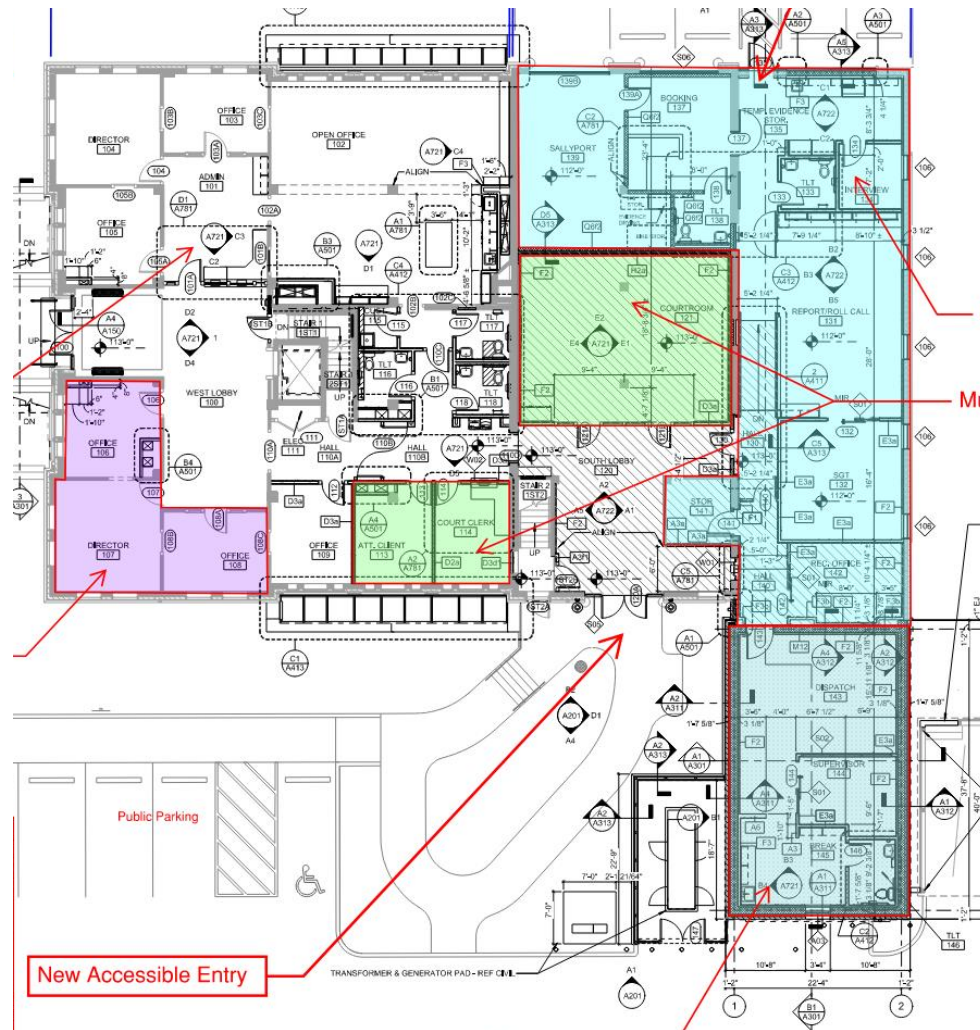




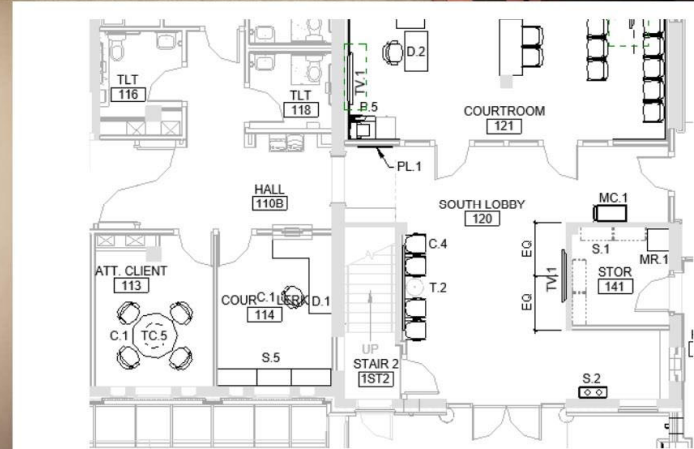
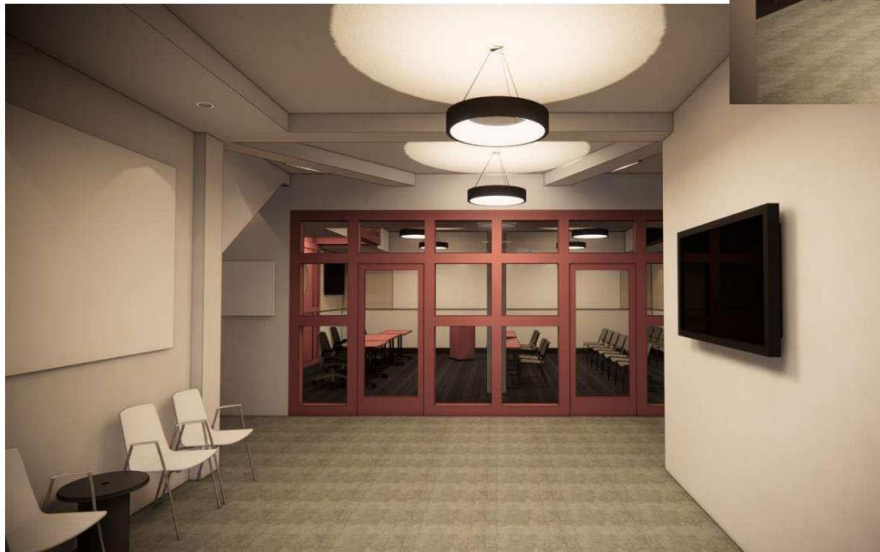


Accessible Entry - Before & After









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## INTERIOR - SOUTH LOBBY

Independence, KS - City Hall Renovation and Addition

01/07/22



INTERIOR - MUNICIPAL COURT

Independence, KS - City Hall Renovation and Addition

TREANOR<sup>HL</sup>

01/07/22

Municipal Court

A. DIMENSIONS ARE FROM FACE OF METAL STUD OR FACE OF EXISTING FINISH WALL, U.L.O.

B. DOOR MARKS BEGINNING WITH "X" ARE EXISTING DOORS TO REMAIN. ALL OTHER DOORS ARE NEW.

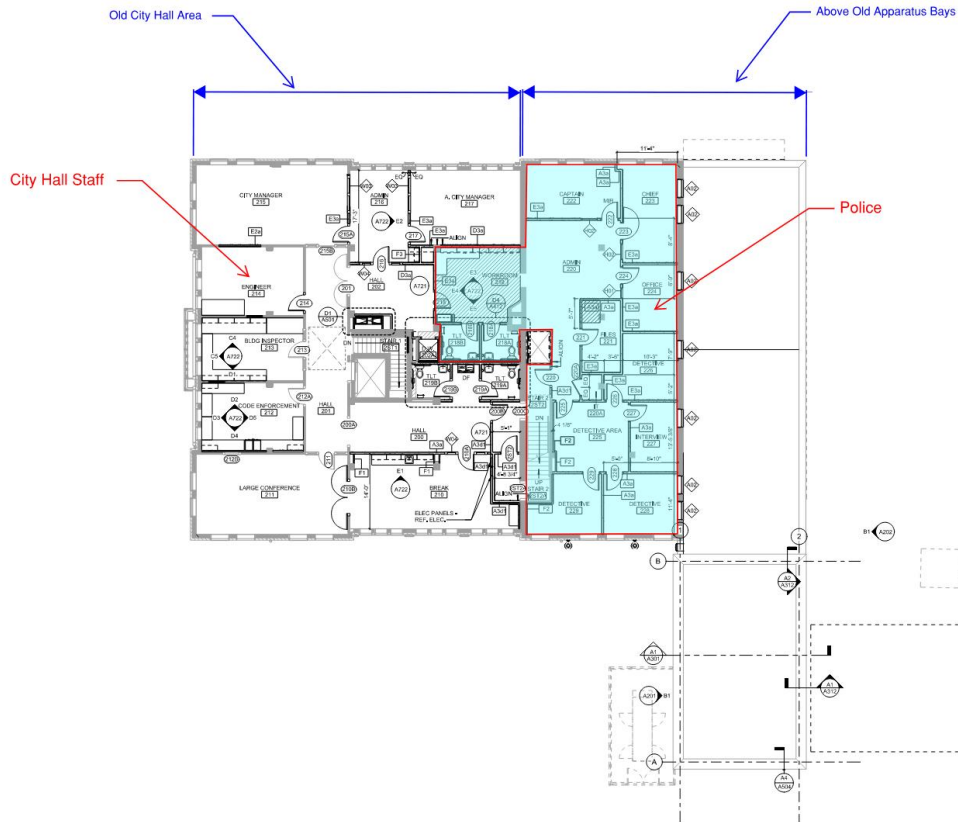
C. EXISTING FLOORING SHALL BE MADE LEVEL, PLUMB AND IN SOUND CONDITION AS REQUIRED FOR THE INSTALLATION OF SCHEDULED FINISHES, TYPICAL.





Police Staff Entry - Before & After

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SECOND FLOOR PLAN A1

#### GENERAL PLAN NOTES:

- ALL DIMENSIONS ARE FROM FACE OF METAL STUD OR FACE OF EXISTING FRAMING WALL, UNLESS NOTED OTHERWISE.
- DOOR MARKING SHALL BE 18" MIN. TO FACE OF DOOR, UNLESS NOTED OTHERWISE. ALL OTHER DOORS ARE 36" MIN. TO FACE OF DOOR.
- EXISTING FLOORING SHALL BE MAINTAINED, UNLESS NOTED OTHERWISE. PATCHES AND REPAIRS TO EXISTING FLOORING SHALL BE MATCHED TO EXISTING FLOORING.
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Revised For: 10/20/22

Date: 6/28/2022

REVISIONS

NO. DESCRIPTION DATE

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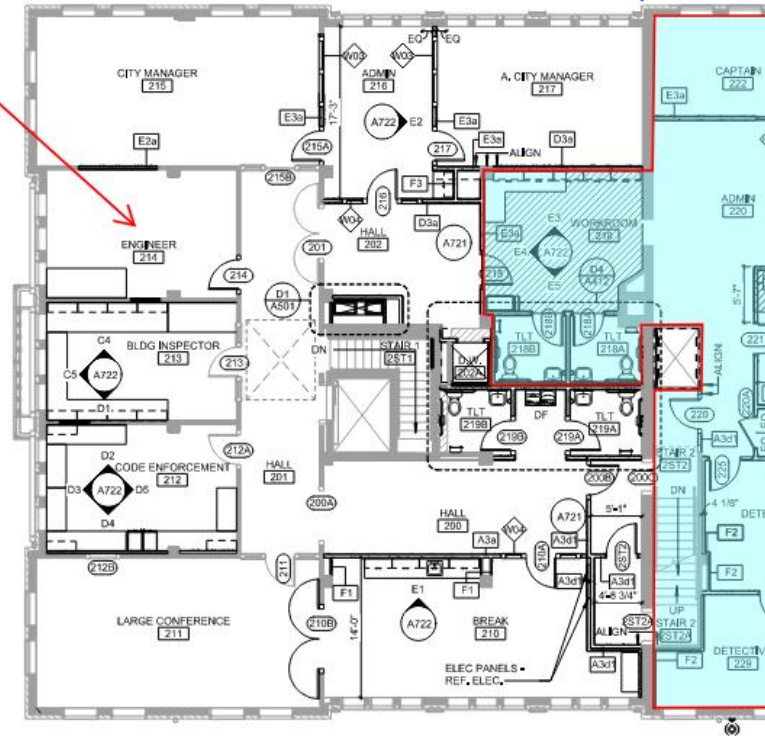
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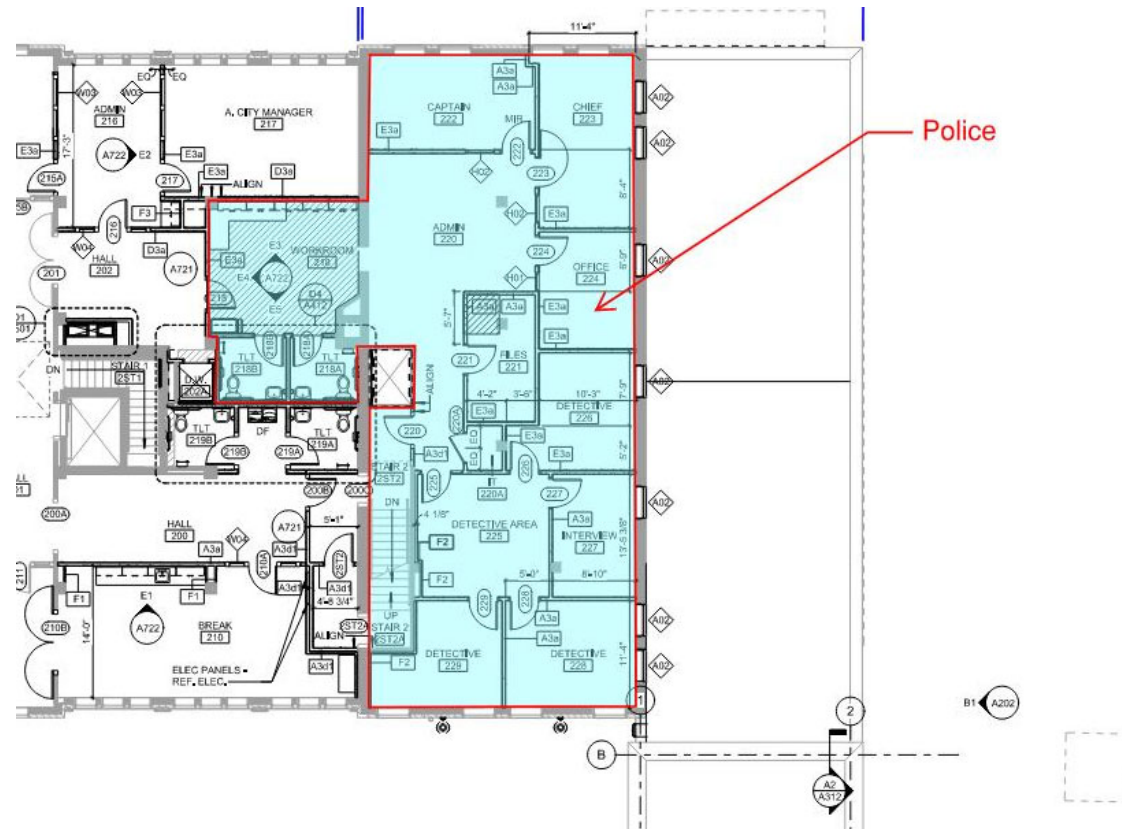
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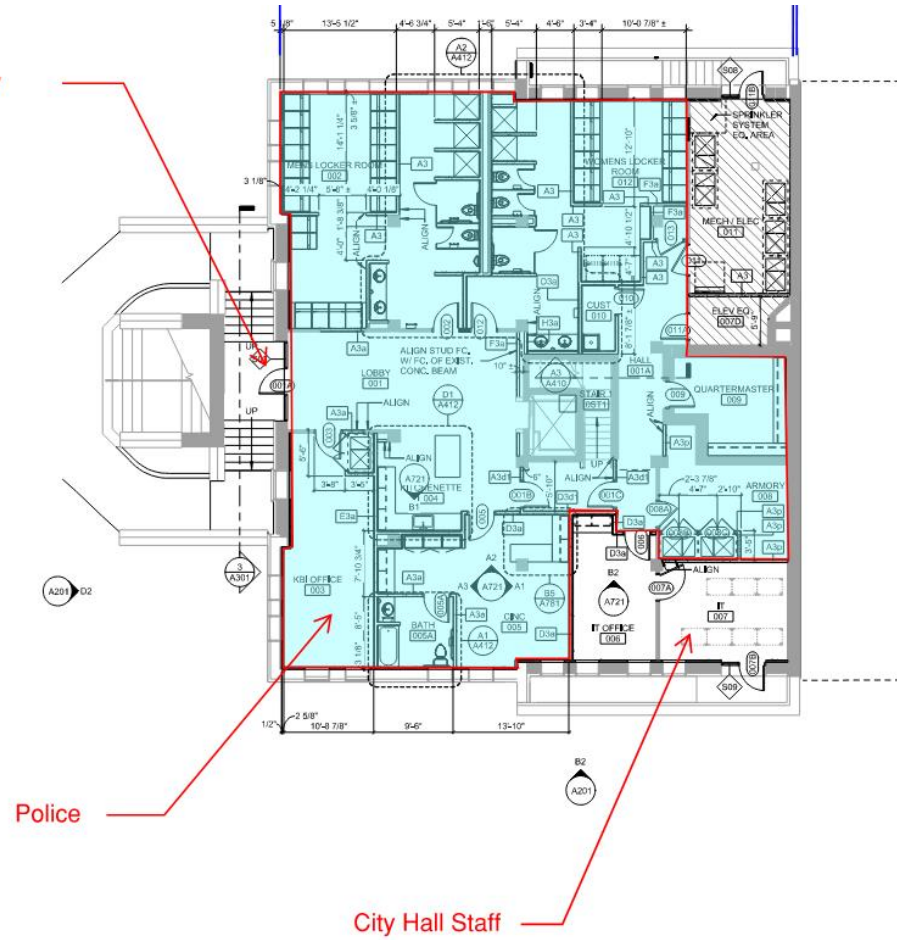
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Police Staff Entry









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