



April 14, 2026 City Council Meeting

Title

Presentation of the Proposed Restoration and Renovation of the City Hall Complex — Amy Snider

Summary

City Council will receive a presentation on the proposed restoration and renovation of the City Hall Complex. In 2013 when the new City Hall structure was designed it was the intention for the historic old Municipal Building structure (built in three phases in 1879, 1901 and 1908) to be restored and converted to City office space in the future and for the two structures to operate as one unified City Hall complex. This undertaking was delayed due to other capital project priorities. City Hall has now reached full capacity, with all work spaces occupied. Departments in City Hall have a need to expand. The City contracted with LDDBlueline to lead the architectural and engineering design for the restoration and renovation of the City Hall complex. It is anticipated for construction to begin in late 2026.

Recommendation

No action.

Fiscal Impact

A professional construction cost estimating firm developed a cost estimate for restoration of the historic building and renovation of City Hall based on the plan set. This estimate is \$22 million. In order to provide a cushion for unknowns that could arise in construction, as well as purchase of furnishings and other necessities, the total cost estimate is \$25.8 million.

Context & Analysis

The historic structure's interior was demolished in 2018 with exception of historic features (e.g. wood floors, tin ceilings) and walls reflecting the historic building layout from when it operated as a City school in the early- to mid-1900s. The historic structure has no plumbing and is equipped with very minimal electrical and a modest HVAC system. The structure also suffered damage from fire in 1919. Historical preservationists working alongside the architects and engineers have identified other areas of deterioration that need to be addressed to ensure the building is sound for the next century of use.

The City contracted with LDDBlueline to lead the architectural and engineering design for the restoration and renovation of the City Hall complex. The scope includes:

- 1) Restoration of the vacant historic old Municipal Building into office space for Economic Development and Community Development departments and meeting spaces for all departments. This restoration includes modernizing the structure and ensuring compliance with the Code-mandated High Performance Building Standard and attaining LEED Silver designation.
- 2) Targeted renovations of the basement, 1st, and 2nd floors of the 2014 City Hall structure for the Voter Registrar's Office, Commissioner of the Revenue's Office, Treasurer's Office, Parking Services, Human Resources Department and Information Technology Department. The 3rd floor will not be renovated.

The projected project timeline is for bidding to occur by June 2026, with anticipated construction to begin in late Summer/Fall 2026.

Options

No City Council action