

# City Hall

Construction Project Update

September 8, 2021

# Project Milestones by Phase

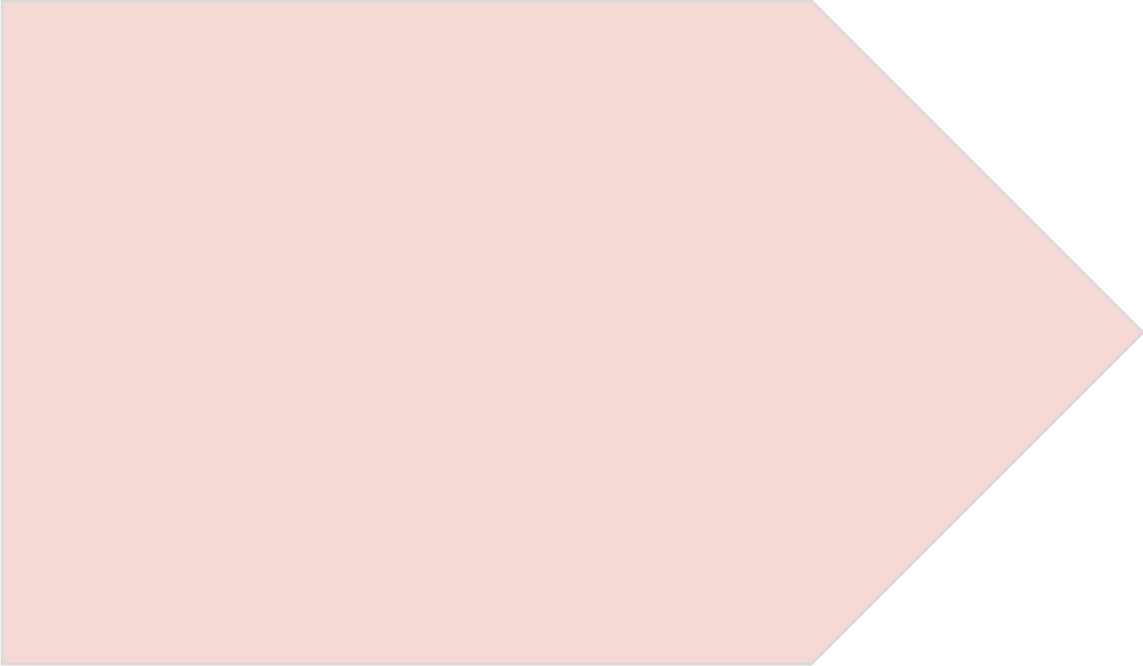
## PHASE I

- Building the team
- Site work
- Sell Old City Hall
- Schematic Design (SD)
- Overall Financial strategy


## PHASE II

- Design Development (DD)
- Construction Documents (CD)
- Construction Contract (GMP)
- Construction


# Phase 1 – Building the Team

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- Hire Owners Representative – in process! Interviews are tomorrow and Friday. We hope to have a contract to present in October.
  - Hire Project Architect – drafting the RFP but this won't be released until after the OR is hired.
  - Hire Construction Manager/General Contractor (CMGC) – this won't happen until after the OR is hired, and maybe the architect.

# Phase 1 – Site work

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- Remediation of heating oil tank – scheduled for mid October but may happen sooner. Once complete the Phase I ESA will be completed.

# Phase 1 – Sell Old City Hall

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- Appraisal – this is complete and in review – will be presented and discussed by City Council in October.
  - State Historic Presentation Office (SHPO) – submitting next week, usually takes 30 days for a determination.
  - Public Hearing – after SHPO determination, possibly November, maybe December.
  - Disposition – after public hearing Council will discuss whether to surplus the property and set a price. City will proceed with a sealed bid process.

# Action

# Outcome

Building the Team

Hire Owners Representative

Hire Project Architect

Hire CMGC

Team is set for advancing the project through design and construction.  
Hoping that the OR and Architect are on board by the end of the year if not Sooner!

Site Work

Remediation

Environmental remediation is complete, and site is development ready.  
We expect this work and the ESA Phase 1 to be done by the end of the year.

Sell Old City Hall


Appraisal

Public Hearing

Sell Property

Property is sold funds are set aside into the City Hall Fund.  
End of year, early next.

# Phase 1 – Design and Financing



Overall Financial Strategy

Schematic Design

# Phase 1 – Design and Financing

## Action

Overall Financial Strategy


Schematic Design

## Outcome


Designed a building with input from the community that is cost effective, and delivers on project goals.




# Phase 1 – Overall Financial Strategy

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- Identify sources and uses – anticipate having our first discussion about this in November. Outreach to financial advisors.
  - Develop financial strategy and plan

# Phase 1 – Schematic Design

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- Develop Community Engagement Strategy
  - Evaluate background information conduct additional due diligence
  - Develop preliminary building concepts\*
    - Building program (size), siting, general building form, cost
  - Select preferred option



Thank you! Questions?