



City Hall Historic Fire Hall Renovation Town Hall Meeting

March 15, 2018
City Hall Council Chambers
6:30 PM – 8:30 PM



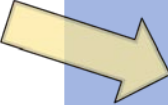
Today's Focus: City Hall-Historic Fire Hall Renovation

- Overview of:
 - Current building conditions at City Hall-Historic Fire Hall
 - Components of the renovation plan
- Review of cost and funding strategy
- Answer questions

Today's Format

- Brief presentation followed by Q&A session
- Please submit questions using the comment cards and give to staff
- We may not have every answer today
 - The FAQ document will be updated and posted on the city's website

series of focused community discussions



March 15, 2018
Berkley City Hall
3338 Coolidge Hwy

City Hall –Historic Fire Hall Renovation

6:30 pm – 8:30 pm

Hear details about the proposed City Hall and
Historic Fire Hall renovation.

April 17, 2018
Community Center
2400 Robina

Proposed New Community Center

6:30 pm – 8:30 pm

Hear details about plans to build a
new Community Center.

May 16, 2018
Public Safety Bldg.
2395 12 Mile Rd

City's Infrastructure

6:30 pm – 8:30 pm

Learn about potential improvements
to the road network



Additional Community Meetings to Provide Updated information:

- City Hall Renovation - *August 30, 2018*
- Proposed Community Center - *September 19, 2018*
- City Infrastructure - *October 11, 2018*

Other periodic updates posted
on city website and Facebook & Twitter

A decorative graphic at the top of the slide consisting of flowing, wavy lines in various shades of blue, creating a sense of movement and depth.

Building Conditions:

Did you know...

City Hall is made up of three separate buildings



Historic Fire Hall



City Hall



45th District Court

Two of the three buildings are currently in use
Capital improvements needed to remain viable

Historic Fire Hall...

- Built in 1928, two-story building, 7,650 square feet
- First floor: Berkley Historic Museum, city staff offices for Information Technology and Communications
- Second floor: vacant, primary use: storage
- Building condition:
 - Structurally solid but lacks fire suppression, not ADA compliant
 - Exterior walls in fair to good condition, wood trim needs repair, repainting or replacement
 - Electrical and mechanical systems functional but really old

Historic Fire Hall

Back in the day..

*City Hall offices
were housed in
the Historic Fire
Hall.*

*Council meetings
were held on the
2nd floor.*



Historic Fire Hall

**Current home to the
Berkley Historical Museum**

- Steep stairwell - not ADA compliant
- Plumbing has been winterized for several years
- Electrical systems functional but out of date
- No fire suppression



Historic Fire Hall



Primarily used for storage,
the 2nd floor is a maze of rooms that lead to other rooms.

Historic Fire Hall



Original hardwood floors. Lots of natural light.

Historic Fire Hall



Some kitchen appliances remain.
Ladder to the attic leads to more
vintage documents.

City Hall

- Built in 1960, one-story building, 7,500 square feet
- City administrative offices
- Building condition:
 - Exterior in good condition for its age. Wood cladding is deteriorating
 - Insulation is insufficient, water drainage issues on the north side of building



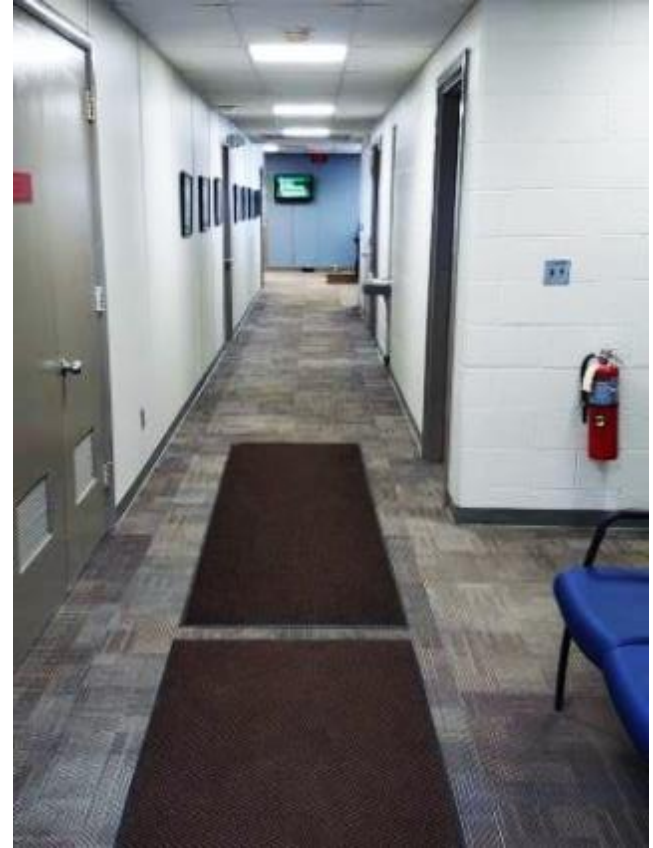
City Hall

- Electrical and mechanical systems functional but inefficient
- Rooftop HVAC units are at the end of useful life. Multiple repairs in the last 2-3 years.

City Hall



Cosmetic improvements in 2013,
interior repainted, new carpet installed.



City Hall



No designated waiting area for residents and visitors. Narrow, poorly lit hallways.



City Hall



Cramped kitchen
and copy room space.



City Hall



Exterior wood cladding
deteriorating
in multiple areas.

City Hall

Exterior wall covering
material obsolete,
cannot be repaired.
Source of energy loss.



District Court Building

- Built in 1973, one-story building, 2,900 square feet
- Initially served as the carport for the Police Department. Intended for temporary use as a court facility
- Currently vacant. Berkley court merged with Royal Oak Court in 2015
- Wood cladding is deteriorating



District Court Building

- Insulation is insufficient
- Mechanical systems past their useful life
- Can be used for temporary offices during the renovation
- Square footage not used for current city operations
- Will be demolished after the renovation

District Court Building



Court building to be
replaced by green
space

District Court Building





What has been done so far?

- Floor plan has been redesigned by architectural firm Lord Aeck Sargent
- Soil borings completed
- Next Step: Funding

The renovation will...

- Preserve the best features of City Hall and Historic Fire Hall
- Bring new life to the Historic Fire Hall: Repurpose the space, create multipurpose room for council meetings and other community events
- Eliminate energy inefficiencies (electrical, HVAC, etc.,)
- *Estimated 20% - 30% savings on energy costs ranging from \$21,000 - \$30,000 per year ***
- *Potential annual savings = \$5,000 ***



The renovation will...

- Reallocate square footage, easier access for residents and visitors
- Improve the “flow” of the building for visitors and staff
- Reduce city hall footprint and increase green space when renovation is complete and court is demolished



Residents and visitors will have easier access to city services

- Well lit entrance with clear direction to city business areas
- No more “2 counter process” for permits and payments
- Larger council chamber – increase from 900 to 1,200 sq. ft.
- More efficient floor plan
- Increased exterior green space

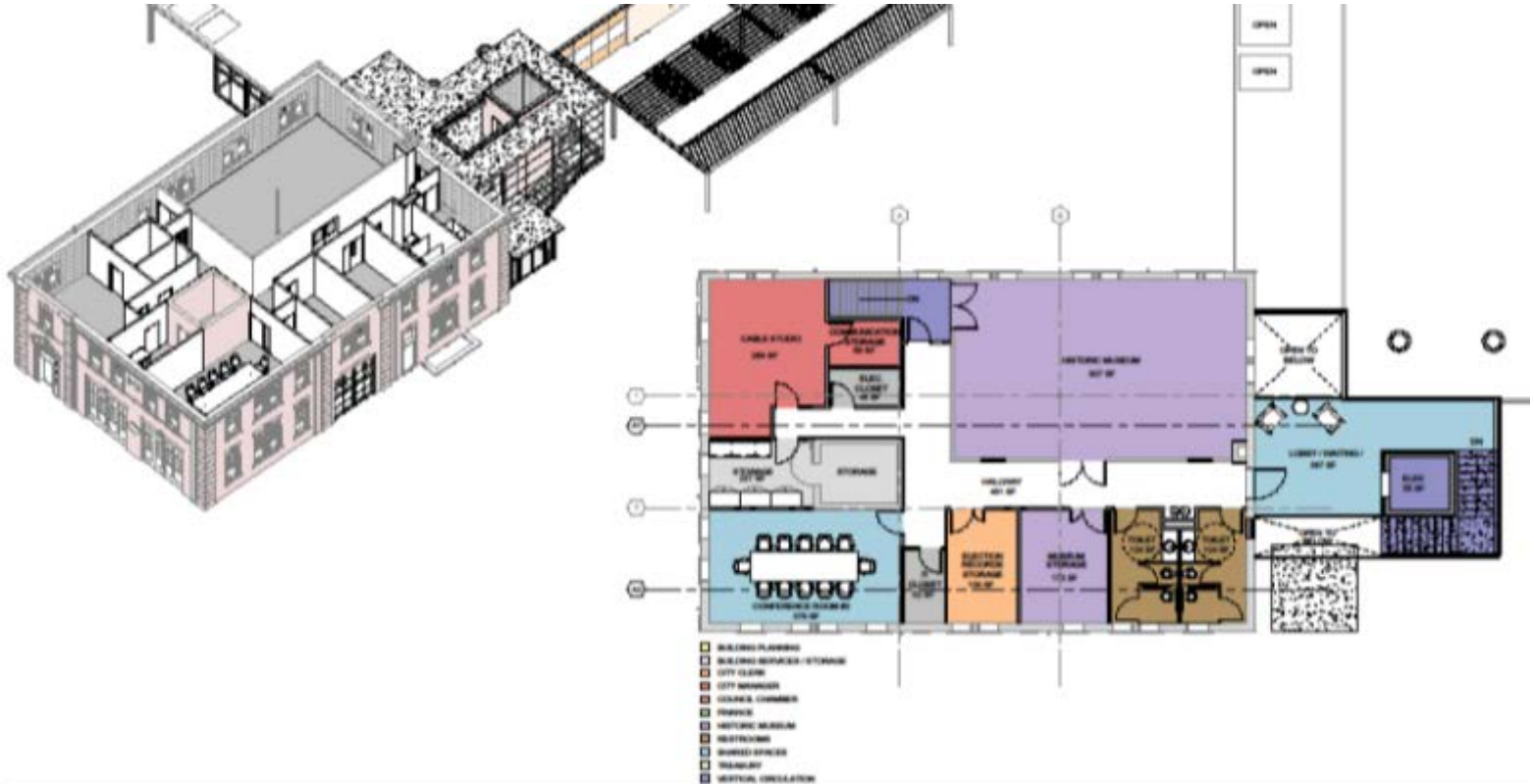
City Hall – Fire Hall Proposed 1st floor

Lord Aeck Sargent



Fire Hall - Proposed 2nd Floor

Lord Aeck Sargent



Proposed Exterior

Lord Aeck Sargent

Current



Proposed



Proposed Landscaping

Lord Aeck Sargent



Cost

City Hall - Historic Fire Hall
Renovation \$4.5 million

- November 6, 2018, Berkley voters will be asked to approve a \$4.5 million bond. Payoff in 20 years.
- Average annual cost to property owners: \$38.00 *
- Average lifetime cost: \$744.00 *

** Property taxable value = \$75,000*

One of three ballot initiatives for infrastructure and buildings

November 6, 2018 election proposals for ...	Annual Cost	Estimated Taxpayer Cost
Infrastructure millage (2 mills for 10 years)	\$150.00	\$1500.00
Community Center *	\$130.00	\$2601.00
City Hall/Fire Hall Renovation *	\$38.70	\$774.00
Total	\$318.70	\$4,875.00

Property taxable value = \$75,000

**Bond duration = 20 years*

*Average monthly cost: **\$26.56***

Average daily cost: **\$0.87

The average Berkley taxable value = \$77,227

MILLAGE VS BOND: What's The Difference?

Millage

- Subject to Headlee Rollback
- Needed funds raised over time
- No interest incurred
- Usually no end date or can be renewed
- If renewed with voter approval

Bond (Debt Levy)

- Headlee is not applicable
- Needed funds available when bonds are sold
- Interest paid on debt
- Defined end date



QUESTIONS?

Please use feedback card

Give to Staff

Remaining time for Resident comments

Thank you for coming

