



**MUNICIPAL INFRASTRUCTURE IMPROVEMENTS FREQUENTLY ASKED QUESTIONS:
CITY HALL-HISTORIC FIRE HALL RENOVATION**

March 15, 2018

In November 2018, voters will be asked to consider three ballot proposals to raise funds for capital projects for the city infrastructure, a new Community Center and the renovation of City Hall. While recognizing there is never a good time to ask, the city has an obligation to provide the basic services residents need in a cost efficient manner. The ballot questions are designed to help us prepare for the future so that the city infrastructure remains operable for generations to come.

The purpose of this document is to provide information about the City Hall –Historic Fire Hall renovation and respond to questions submitted by residents during community engagement sessions. This document will be updated periodically as new questions and concerns are identified.

City Hall Complex: comprised of 3 buildings

<u>Building</u>	<u>Built in</u>	<u>Sq. ft.</u>
City Hall Year	1960	7,500
Historic Fire Hall	1928	7,650
District Court Building	1973	2,900

The City Hall and Historic Fire Hall is home to the City Clerk’s Office, Finance & Treasury Department, Community Development (Buildings and Code Enforcement) and the City Manager’s Office (including Communications and Information Technology).

The Historic Fire Hall once housed the above mentioned city hall operations along with police and fire services. In 1983, police and fire operations were consolidated. In 1989, the Public Safety Department moved to its current location.

In 1960, the current city hall was erected and the original city departments (excluding Public Safety) have remained operating at this location, with about 30 employees. Today, 15 employees work at City Hall. Attempts to improve the floor plan and increase energy efficiencies have not been as beneficial as anticipated.

The building exterior is in good condition for its age. The exterior coating is obsolete, deteriorating at its base and no longer weather tight. There are issues with water draining into the offices on the north side of the building. The roof shows signs of past leaks.



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QUESTION	ANSWER
1. What will be included in the renovation?	<p>The new floor plan will make better use of the interior space, making it easier for residents to obtain services at City Hall. Outdated electrical and mechanical systems will be replaced. Structural concerns, on the building exterior, will also be addressed.</p> <p>To comply with ADA requirements, an elevator will be installed in a new 2 story atrium on the southeast part of City Hall. The atrium will facilitate the addition of an elevator and stairwell for easy access to the 2nd floor.</p> <p>City Council chambers will move to a larger location in the Historic Fire Hall. The seating capacity for the current council chamber is about 70. The capacity for the proposed new location would be about 200. The Historical Museum will move, from its current location, to the 2nd floor of the Historic Fire Hall.</p>
2. What is the combined square footage at City Hall and the Historic Fire Hall?	There are 15,150 square feet available for use in the current City Hall and Historic Fire Hall buildings.
3. Will additional square footage be added to the City Hall during the renovation?	No. The court will be demolished when the renovation is complete. This will actually reduce the foot print and square footage at City Hall and increase the green space on the Rosemont side of the building.
4. Will there be an elevator to reach the second floor?	Yes. To make full use of the 2 nd floor of the Historic Fire Hall, and also comply with the American With Disabilities Act (ADA), elevator will be required.
5. How long will it take to renovate City Hall?	It will take about nine months to complete the renovation. If voters approve the bond, development of detailed construction documents could begin after the election. The work would go out for bid in March/April 2019. Construction could begin in late spring or early summer of 2019. The renovation, including landscaping, could be completed by the fall of 2020.
6. How much will the city save in energy costs after the renovation is completed?	Preliminary estimates indicate that the city may achieve a 20% to 30% reduction in energy costs. This could range from \$4,200 to \$6,500 in savings per year.
7. Will City Hall be open during the renovation?	Yes. At different stages of the renovation, various City Hall operations may be temporarily moved to the old court facility. We will update residents when offices are temporarily moved.



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8. Will the old court house be demolished?	Yes. The court will be demolished after the renovation is complete. The area will be converted into green space.
9. Will the city council have a larger meeting room?	Yes. The council chamber will be relocated to the first floor of the Historic Fire Hall and the size will increase from 900 square feet to 1,200 sq. ft.
10. Are community meeting spaces included in the plan?	Yes. The council chamber will function as a multipurpose space and be available for various city and community events. Some restrictions may be required.
11. Has the city considered building an entirely new City Hall for all city operations?	Yes. Over the years, the idea of a "civic center complex" for City Hall offices, DPW, Parks & Rec and Public Safety has been discussed. The 24 hour operations for Public Safety and Public Works might be problematic for residents who live nearby. The challenge was finding an adequate site with enough square footage and parking to accommodate residents, visitors and staff. It was considered too costly an endeavor.
12. Will the construction plan be reviewed by the Planning Commission?	Yes. The Planning Commission will review architectural and engineering plans for the proposed renovation to ensure compliance with all code and ordinance requirements. A public hearing will be held so that commission members can listen to and consider the concerns of residents. The renovation is also subject to site plan approval by the Planning Commission. The city will need to obtain all applicable building permits and undergo the required inspections for the renovation including the installation of new mechanical and electrical systems.
13. Are any storm water management opportunities involved in this project?	Storm water management opportunities are anticipated, however; we currently are unable to identify any specific actions. It is expected that the pending storm water capacity study will provide insights regarding what is feasible to do during the renovation and the ultimate demolition of the court building.
14. How much will the renovation cost?	The estimated cost for the renovation is \$4.5 million. This includes cost for architectural services, construction, interior design, furniture, equipment and landscaping.
15. How will the city pay for the renovation?	Voters will be asked to consider approving a 20 year bond proposal on the November 6, 2018 ballot.



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16. How much will I have to pay if voters approve the bond proposal for City Hall and the Historic Fire Hall?	If voters approve the ballot proposal, property owners with a taxable value of \$75,000, would pay approximately \$38.70 per year. The total cost per homeowner, for the life of the bond (20 years) would be \$774. <i>Note: more than 60% of Berkley homes have a taxable value of \$75,000 or lower.</i>
17. Will additional staff be required for the renovated facility?	No. Additional staff will not be required.
18. Will City Hall hours remain the same after the renovation?	Yes. Currently, City Hall is open Monday through Friday from 8:30 AM until 5 PM, and closes daily from 1 PM - 2 PM. This will not change.
19. How much has been spent to date on design work for City Hall?	To date, \$165,000 has been spent on the renovation design.
20. Are there any plans for gazebo?	No. The gazebo will remain in its current location.
21. Why is the city pursuing three ballot issues at this time?	The city the city has a responsibility to provide basic services residents need in a cost effective manner. The ballot questions are designed to help us prepare for the future so that the city infrastructure remains operable and cost efficient for the next generation. By placing all three questions on the ballot, voters can decide on the merits of each proposal individually.
22. What happens if the City Hall-Historic Fire Hall ballot proposal is not approved by voters?	If the ballot proposal is not approved, the facility will not be renovated. The city will reevaluate what can be done to update the mechanical systems based on funding availability.