

CITY OF CENTRAL CITY HALL & CITY CENTER PRESENTATION

JULY 24, 2018

CITY COUNCIL MEETING

BY: COUNCIL MEMBER JASON ELLIS



HOFFPAUIRSTUDIO
ARCHITECTURE

NOTE: RENDERING FROM HOFFPAUIR STUDIO CONSTRUCTION PLANS

BUILDING A CITY HALL

A CITY PLANNING GOAL WHICH STARTED IN 2007

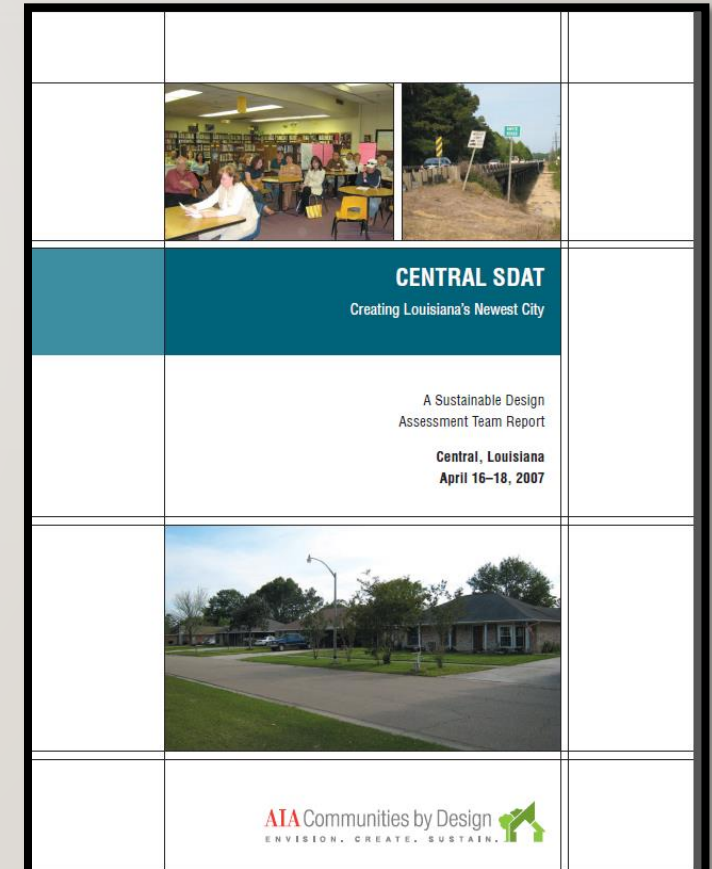
TOP 20 ECONOMIC DEVELOPMENT RECOMMENDATIONS

In order of urgency as agreed by the community participants

- 1 Recruit Retail Establishments
- 2 Expand Medical Facilities
- 3 Aesthetic Improvements to Public Schools
- 4 Consolidate Zip Codes
- 5 Actively Pursue All Grant Opportunities
- 6 **Establish a Town Center**
- 7 Extend Hooper Road
- 8 Upgrade Chamber of Commerce web site
- 9 Improve Signage/Gateways
- 10 Recruit Louisiana Businesses
- 11 Create Economic Development Foundation
- 12 Recruit Community College
- 13 Basic Economic Development Training
- 14 Recruit White Collar Employers
- 15 Use Creative Marketing
- 16 Promote Business/Technology Parks
- 17 Sponsor Annual Event for Realtors
- 18 Promote Women Owned Business
- 19 Form Sister City Alliance
- 20 Recruit Corporate Headquarters

NOTE: IMAGE FROM 2010 MASTER PLAN

- City Incorporation – July 11, 2005
- SDAT 2007 - **“Locate City Hall downtown and make downtown the center of government and civic life. Other civic improvements (e.g., a new post office, veterans’ monuments, small urban park, arts complex, senior or youth centers) also should be located downtown.**
- 2007 Initial City Hall Capital Outlay Request to State
- 2012 – State Capital Outlay Request HB2 (\$1,915,00) under Mayor Watts
- 2010 Master Plan, No. 6 Economic Development Recommendation– **“Establish a Town Center”**



NOTE: IMAGE OF COVER PAGE 2007 SDAT REPORT

2010 MASTER PLAN (PAGE 66 OF 70)

CITY CENTER



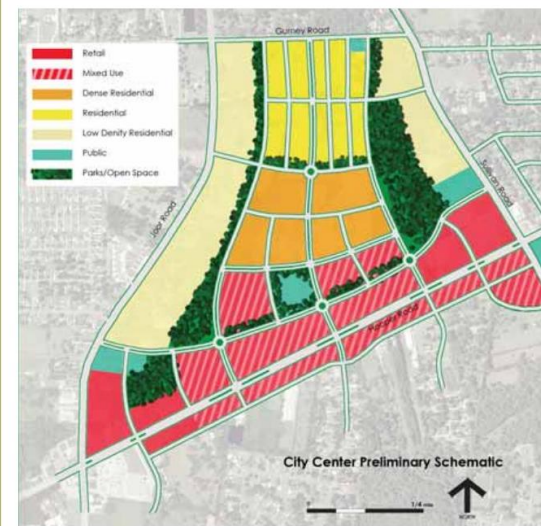
From the beginning of the planning process, the community decided that their new City needed some sort of identity space - a "City Center" - that would serve as a symbol of community aspirations. Indeed, as the planning process proceeded, development of this city center idea was placed high on the list of community goals, second only to preserving green space. The relationship between these two primary goals is a strong one. Developing a concentrated core area will help prevent sprawling strip development that could destroy the rural character and consume hundreds of acres of open space. It also supports the other primary goals of increasing business and retail development while utilizing existing transportation infrastructure. During the SDAT phase of planning this concept began to take shape both theoretically and physically. The report leaves no doubt of its importance:

"Creating a true downtown with jobs and housing may be the single most effective economic development measure that Central could do. Although a downtown would create more housing than it would create jobs, it would create many jobs and create a magnet that would make Central more amenity rich and start drawing additional jobs to the community."

While a more detailed design study will have to be completed to fully explore the potential for this type of development, it seems clear that it would address a great many issues and should be pursued. The area preliminarily identified is made up of a number of individual parcels between Hooper, Gurney, Joor and Sullivan Roads and is very nearly in the center of the incorporated area.

City Center

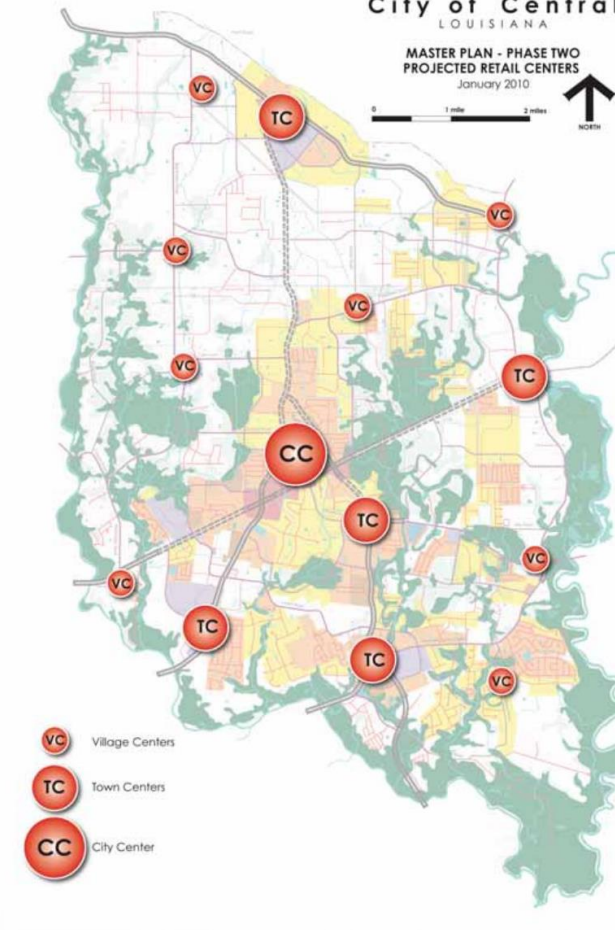
The figure at right is from the SDAT Report. It illustrates how a dense retail and office core could take advantage of existing roadways and provide the critical mass necessary to fuel economic development. The scheme below is a refinement that takes into consideration existing green space while extending the retail development across Hooper Road, Central's most important arterial. Creating a quality presence along Hooper Road will greatly improve the chances of success for the City Center while projecting the quality image to the many commuters that use this route on a regular basis. The scheme also demonstrates how parks and green space can be used to link the existing Library with other public (proposed City Hall and historic residence) and private amenities.



City Center Preliminary Schematic

City of Central LOUISIANA

MASTER PLAN - PHASE TWO PROJECTED RETAIL CENTERS January 2010



CITY OF

CENTRAL
a community that cares

NOTE: IMAGE FROM 2010 MASTER PLAN

CENTRAL RESILIENCY PLAN (2011-2012)

- In 2011 The City of Central began the process of creating implementation tools for creating a city center. This work was funded by LA CDBG Disaster Recovery Funds. A **City Center Implementation Plan** was created along with a **Design Code and Pattern Book** for the City Center.
- In April 2012 a three day workshop was conducted in Central for purpose of gathering information from the community regarding the overall vision for the City Center. Attendees were shown mapping and preliminary concepts and led through a series of discussions and presentations that asked them to consider location, content, and methodology for development.



| CITY & CENTRAL | | SHOPS TEAM Years 1 - 3 | ACCOMMODATION TEAM Years 4 - 7 | LOBBY TEAM Years 10* |
|--|---|--|--|--|
| <ul style="list-style-type: none"> Business Center Call Center Printing Sea Center Local Restaurant Giftware/Art/Textile Shop Bank Supermarket/Grocery Deli Shower/Tail Cosmetic/Beauty Salon Laundry/Tint Small Co. Lunch Office Pharmacy/Drug Coffee Shop Salon - Hair Dresser | <ul style="list-style-type: none"> Start Time 4:00 am End Time 10:00 pm Long Time 6:00 am - 10:00 pm | <ul style="list-style-type: none"> 11,500 15-25 shops 3-10 shops | <ul style="list-style-type: none"> 5,000 1,000 30,000 500+ | <ul style="list-style-type: none"> 5,000 1,000 10-20 am |
| | <ul style="list-style-type: none"> Suburban USPS Relax Service (No Cash) Specialty Retail Food + Beverage Convenience Store Specialty Retail | <ul style="list-style-type: none"> 500 1,600 1,000 14,500 | <ul style="list-style-type: none"> 2,500 10,400 10,000 2,000 | <ul style="list-style-type: none"> 1,500 20,000 30,000 5,000 |
| <ul style="list-style-type: none"> Port Office Call Center Call Center | | | 50-75 shops | 50-100 shops |
| RESIDENTIAL | | | | |
| PARKING | | | | |
| <ul style="list-style-type: none"> 15-20 spaces 25 spaces 15 spaces | | <ul style="list-style-type: none"> 100-150 spaces 100 spaces 1-2 spaces | <ul style="list-style-type: none"> 100-150 spaces 100-150 spaces 100-150 spaces | <ul style="list-style-type: none"> 100-150 spaces 100-150 spaces 100-150 spaces |

NOTE: PHOTOS FROM 2012 WORKSHOPS



CITY CENTER SELECTION COMMITTEE (2013-2015)

RECOMMENDED STEPS FOR IMPLEMENTATION OF CITY CENTER

PHASE I

ORGANIZATION and CONSENSUS BUILDING

1 Assemble a City Center "Blue Ribbon Panel"

- ✓ The process will require a group of committed citizen representatives for a minimum of three important coordination roles: a Finance Committee to deal with tracking and managing what can become a complex set of financial issues (bonding, loans, performance agreements, etc.); a Design Committee to drive the overall design concepts, requirements and reviews; and a Communications Committee that will provide updates and reporting at public meetings and through the local media. Ideally the group will have some professional experience dealing with these issues.

2 Agree on Proposition

- ✓ City elected leaders and the panel will need to come to agreement on the scope of the desired project outcome as this will bear on the property selection process. The City facilities alone would only require acquisition of about 4-8 acres. Adding a private commercial component would require an additional 20-30 acres. Including additional residential and commercial components would require around 100 acres for the total development. Clearly the City Hall development can be completed with the minimum, but knowing the overall objective will clearly affect the site selection process.

3 Adopt Site Selection Evaluation Criteria

- ✓ Based upon the consensus from the previous step, the site selection criteria will need to be adopted. The Criteria developed in this plan should be used as a model and may serve with minor alterations. The point is to have the criteria established before beginning site negotiations so that all potential parties can be treated equitably.

4 Conduct Site Selection Workshop

- ✓ This workshop should be used as an opportunity to engage with property owners, real estate representatives, and community members to demonstrate the objectives of the development and the manner of evaluation. Some minor adjustments may result from the workshop that can be for final revisions to the site selection evaluation criteria

5 Draft and Publish Request for Proposals for Property

- ✓ The site selection criteria can then be used to draft, advertise and publish a Request for Proposals soliciting proposals for the purchase/control of the property needed for the desired project. The request should list the evaluation metrics for consideration by the offerors.

6 Evaluate Proposals

- ✓ The panel will review and evaluate the proposals received and select the best proposals for further consideration/negotiations.

Legend

✓ Items completed

▲ Items ongoing

PHASE II

SECURE CONTROL OF PROPERTY

1 Engage Property Owner

- ✓ Owners of preferred properties based on RFP evaluation will be engaged to discuss terms and participatory interest and intent. Should agreement not be possible, the process may consider moving on the next most highly rated proposals.

2 Develop "Small Area Plan"

- ✓ Assuming acceptable terms can be arrived at with an owner, the panel should then secure the assistance of a design team to explore the potentials for not only the City facilities, but the expanded program agreed to in Phase I. Considerations regarding infrastructure, connectivity and environmental leadership (flood control and conservation of open space), and architectural site design and layout should be priorities.

3 Execute Agreement for Property Control

- ▲ Contingent upon a successful effort to reconcile the selected property with the small area plan priorities, the City will execute an agreement with the property owner for control of the land. This may take the form of an outright purchase, donation, or some other more complex arrangement (long term lease, lease purchase, etc.). The agreement should also specify any terms or agreements affecting surrounding properties considered in the small area plan. Adoption of design controls for the City Center should be an integrated part of this process as they will exert high levels of control over the development of areas not controlled ultimately by the City.

4 Initiate Implementation Partner Marketing

- ▲ As property control is under negotiation, the panel should begin marketing the project to desirable developer partners to build interest in the private development components of the project. Only parties with a strong delivery track record for high quality projects should be considered. "Partner" selection should be made as soon as practicable as it may have an influence upon the first step in the next Phase.

PHASE III

DESIGN AND CONSTRUCTION

1 Arrange Public Financing for City Facilities

- ▲ Secure funding and funding instruments to provide financial resources for design and construction. Option will include municipal bonds, grants, state funding assistance through Capital Outlay, and sales tax revenues. Funding for the private development aspect could include tax incentive (TIFs) and establishment of Community Improvement District and/or Economic Development District.

2 Begin Final Design/Engineering of City facilities

- ▲ Secure the services of an experienced design team to prepare design and construction documents.

3 Begin Bidding, Contracting, and Construction Process

- ▲ As mandated by state law.

CITY CENTER SELECTION COMMITTEE SLIDES 2013

City Hall - Options



•The world's leading sustainability consultancy



City Hall - Options



•The world's leading sustainability consultancy



NOTE: CITY HALL COST ESTIMATES FROM 2013 CITY CENTER SELECTION COMMITTEE SLIDESHOW AND PRESENTATION BY ERM.

SELECTING AN ARCHITECT TO DESIGN CITY HALL

- August 2015 - the Central City Council passed a resolution to authorize the current Mayor, Junior Shelton, to enter negotiations with the Central Community School System to acquire property at the old Central Middle School located in the southeastern portion of the intersection of Hooper Road and Sullivan Road.
- October 1, 2015 - City of Central issued a “Request for Proposals” to select an Architect and begin planning City Hall.
- March 2016 - City of Central Hires Hoffpauir Studio, LLC as the Architect for the City Hall project.

PLANNING FOR CITY CENTER BY CITY HALL ARCHITECT (PHASE I)

CITY HALL AND SCHOOL BOARD **MASTER PLAN** // CENTRAL, LA



- 1 CITY HALL WING:
12,500 SF +/-
2 FLOORS
ACCESS TO SHARED LOBBY
ACCESS TO SHARED COUNCIL/SCHOOL BOARD CHAMBERS
- 2 SHARED ENTRY LOBBY/ COUNCIL/SCHOOL BOARD CHAMBERS:
5,000 SF +/-
SHARED COUNCIL/SCHOOL BOARD CHAMBERS
SHARED LOBBY
SHARED RESTROOMS
SHARED MAIN STAIR AND ELEVATOR
- 3 SCHOOL BOARD WING:
12,500 SF +/-
2 FLOORS
ACCESS TO SHARED LOBBY
ACCESS TO SHARED COUNCIL/SCHOOL BOARD CHAMBERS
- 4 Parking:
PARKING FOR CITY HALL / SCHOOL BOARD JOINT BUILDING
35,000 / 200 +/- 116 MINIMUM REQUIRED
139 SHOWN
34 PARALLEL SPACES SHOWN ALONG PROPOSED ROADS
- 5 FUTURE PAD SITES
(4) PHASE 2 PAD SITES AVAILABLE
- 6 Entryways off Hooper and Sullivan Roads
PROPOSED BOULEVARD TO SET UP AN AXIS FOR FUTURE PHASES
ROUNDBOUT FOR CITY FEATURE/MONUMENT
PARALLEL PARKING FOR A MORE URBAN FEEL
- 7 GATEWAY ENTRY FEATURES:
PROVIDE AN ENTRY FEATURE TO DRAW THE PUBLIC IN
STRENGTHENS THE AXIS OF THE SITE
- 8 EXISTING STADIUM:
TO REMAIN UNTIL FINAL PHASE

CITY CENTER = ECONOMIC DEVELOPMENT OPPURTUNITY = POTENTIAL INCREASED REVENUE FOR THE SCHOOL SYSTEM AND CITY

CITY HALL AND SCHOOL BOARD MASTER PLAN // CENTRAL, LA



- 1 CITY HALL WING:
12,500 SF +/-
2 FLOORS
ACCESS TO SHARED LOBBY
ACCESS TO SHARED COUNCIL/SCHOOL BOARD CHAMBERS
- 2 SHARED ENTRY LOBBY/ COUNCIL/SCHOOL BOARD CHAMBERS:
5,000 SF +/-
SHARED COUNCIL/SCHOOL BOARD CHAMBERS
SHARED LOBBY
SHARED RESTROOMS
SHARED MAIN STAIR AND ELEVATOR
- 3 SCHOOL BOARD WING:
12,500 SF +/-
2 FLOORS
ACCESS TO SHARED LOBBY
ACCESS TO SHARED COUNCIL/SCHOOL BOARD CHAMBERS
- 4 PARKING:
PARKING FOR CITY HALL / SCHOOL BOARD JOINT BUILDING
35,000 / 300 = 116 MINIMUM REQUIRED
139 SHOWN
34 PARALLEL SPACES SHOWN ALONG PROPOSED ROADS
- 5 PAD SITES
UP TO 5500 SF PAD SITES @ GROUND LEVEL
- 5A PAD SITES PARKING
ADDITIONAL PARKING FOR PAD SITES
- 5B PAD SITES
UP TO 7500 SF PAD SITES @ GROUND LEVEL
- 6 ENTRYWAYS OFF HOOPER AND SULLIVAN ROADS
PROPOSED BOULEVARD TO SET UP AN AXIS FOR FUTURE PHASES
ROUNDABOUT FOR CITY FEATURE/MONUMENT
PARALLEL PARKING FOR A MORE URBAN FEEL
- 7 GATEWAY ENTRY FEATURES:
PROVIDE AN ENTRY FEATURE TO DRAW THE PUBLIC IN
STRENGTHENS THE AXIS OF THE SITE
- 8 RETAIL PARKING:
PARKING TO REPLACE OLD STADIUM FOR RETAIL SPACES
- 9 RECREATIONAL PARKING
PARKING FOR ACCESS TO RECREATIONAL ACTIVITIES
- 10 CENTRAL CITY LAWN
OPEN LAWN FOR OUTDOOR EVENTS HOSTED BY CITY
- 11 PLAYGROUND:
PUBLIC PLAYGROUND
- 12 POND:
POND W/ BRIDGE FEATURE
POTENTIAL ADA FISHING OFF PIER @ GATEWAYS
- 13 FOUNTAIN/ WATER FEATURE:
WATER FEATURE TO PUNCTUATE AXIS
- 14 RETAIL PAD SITES:
UP TO 50,000 SF OF RETAIL SPACE
- 15 ADDITIONAL POND:
POTENTIAL LOCATION FOR ADDITIONAL POND

 **MASTER PLAN - PHASE 4**
2016 // MARCH

NOTE: IMAGE FROM PHASE 4 - 2016 MASTER PLANNING OF CITY CENTER

HFFPAURSTUDIO
ARCHITECTURE

CITY CENTER ZONING OVERLAY DISTRICT PRELIMINARY MAP

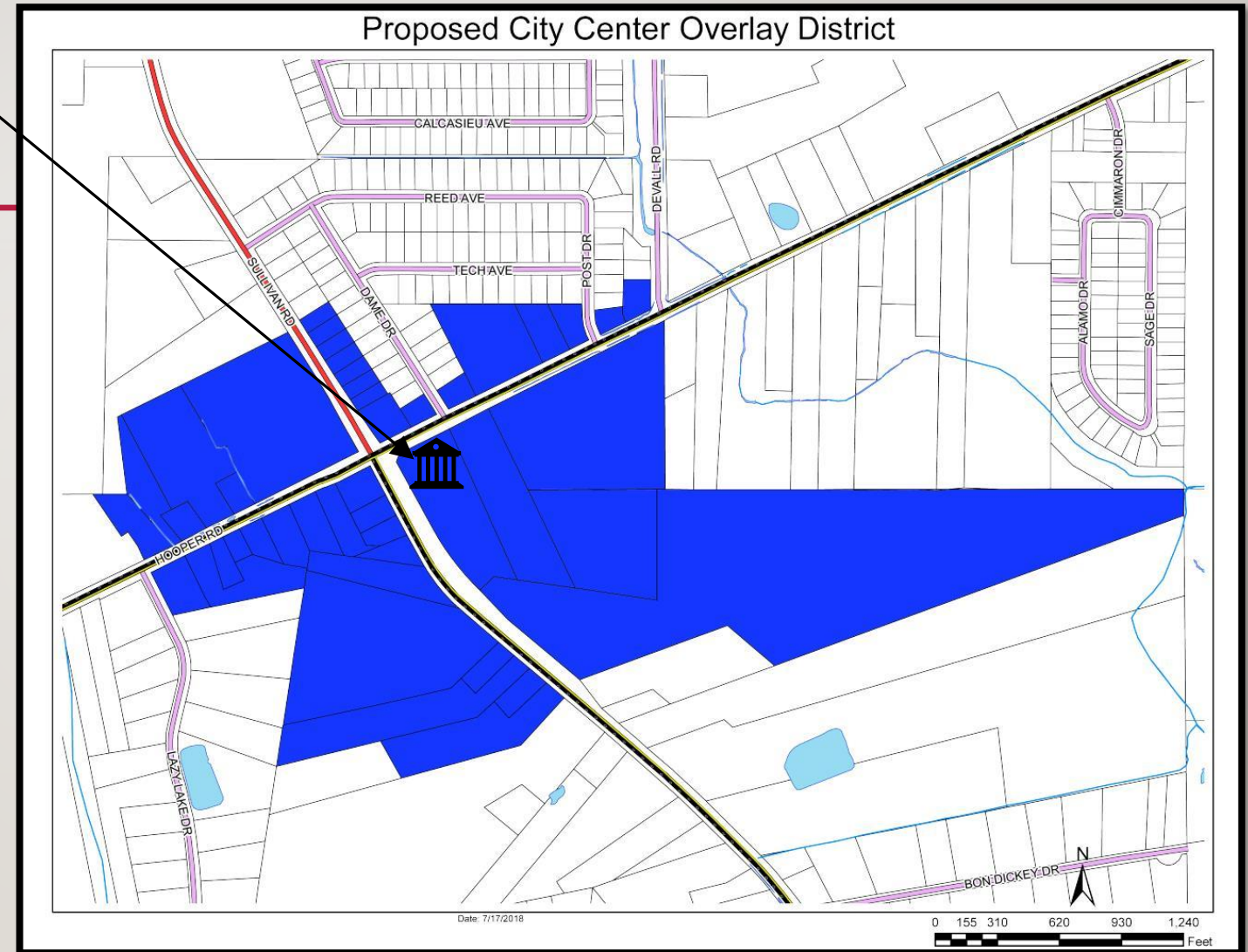
CITY HALL

NOTE:

IMAGE/MAP FROM CITY PLANNING STAFF JULY 2018 OF PRELIMINARY CITY CENTER ZONING OVERLAY DISTRICT SUBJECT TO CHANGE BY THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL.

THE CITY PLANNING DEPARTMENT/ MASTER PLAN CONSULTANT ARE CURRENTLY UPDATING THE EXISTING 2013 CITY CENTER CODE AND PATTERN BOOK WHICH WILL REGULATE DEVELOPMENT IN THE CITY OVERLAY DISTRICT.

THE FINAL CODES AND ORDINANCES FOR THE PROPOSED OVERLAY DISTRICT ARE CURRENTLY PLANNED TO BE VOTED ON BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL PRIOR TO CITY HALL CONSTRUCTION COMMENCEMENT.



2009 PROPOSED BUILDING

- ## 2018 PROPOSED BUILDING

NOTE: IMAGE FROM 2018 CITY HALL CONSTRUCTION PLANS

2018 ESTIMATED CONSTRUCTION COST BY ARCHITECT

| | | |
|---|--|---------------|
| Central City Hall - Design Development schedule of Values | | |
| Division 00 | Procurement and Contracting Requirements | |
| Division 01 | General Requirements | |
| Division 03 | Concrete | \$600,000 |
| Division 04 | Masonry | \$172,000 |
| Division 05 | Metals | \$352,000 |
| Division 06 | Wood, Plastics and Composites | \$90,000 |
| Division 07 | Thermal and Moisture Protection | \$275,000 |
| Division 08 | Openings | \$502,000 |
| Division 09 | Finishes | \$488,000 |
| Division 10 | Specialties | \$38,000 |
| Division 11 | Equipment | \$18,000 |
| Division 12 | Furnishings | \$176,000 |
| Division 14 | Conveying Systems | \$92,000 |
| Division 21 | Fire Suppression | \$52,000 |
| Division 22 | Plumbing | \$216,000 |
| Division 23 | Heating, Ventilating, and Air Conditioning | \$348,000 |
| Division 26 | Electrical | \$441,000 |
| Division 28 | Electronic Safety and Security | \$47,000 |
| Division 31 | Earthwork | \$368,000 |
| | | \$4,275,000 |
| Contractor OH & P | | 10% \$427,500 |
| | | \$4,702,500 |

NOTE: IMAGE FROM DESIGN DEVELOPMENT PHASE CONSTRUCTION COST ESTIMATE BY HOFFPAUIR STUDIO.

2018 CITY HALL DESIGN CONSULTANT TEAM

| | | | |
|---------------------|---|--------------------------|---|
| PROJECT DIRECTORY | | | |
| OWNER: | CITY OF CENTRAL 13421 HOOPER ROAD, SUITE 9 CENTRAL, LA 70818 T (225) 261-5988 | ARCHITECT: | HOFFPAUIR STUDIO, LLC 1669 LOBDELL AVENUE, SUITE H1 BATON ROUGE, LA 70806 T (225) 926-7406 F (225) 926-7408 |
| STRUCTURAL: | RAGLAND ADERMAN & ASSOCIATES INC. 3888 GOVERNMENT STREET #100 BATON ROUGE, LA 70806 T (225) 343-4129 F (225) 343-8968 | MECHANICAL/ PLUMBING: | THOMPSON, LUKE, AND ASSOCIATES 3071 TEDDY DRIVE BATON ROUGE, LA 70809 T (225) 293-9474 |
| ELECTRICAL: | MERGE ENGINEERING 7423 PICARDY AVE, SUITE E1 BATON ROUGE, LA 70808 T (225) 478-2990 | LANDSCAPE ARCHITECT: | ELS LANDSCAPE ARCHITECTURE STUDIO 541 S EUGENE ST BATON ROUGE, LA 70806 |
| SURVEYOR/ CIVIL: | CSRS, INC. 6767 PERKINS ROAD, SUITE 200 BATON ROUGE, LA 70808 T (225) 769-0546 | GEOTECHNICAL: | SOUTHERN EARTH SCIENCES, INC. 11638 SUN BELT COURT BATON ROUGE, LA 70809 |

NOTE: IMAGE FROM 2018 CITY HALL CONSTRUCTION PLANS

2018 ESTIMATED DESIGN FEE BASED ON STATE FACILITY PLANNING AND CONTROL DESIGN FEE CURVE

Adjusted Contract Amount = \$381,694.00
Total Fee = \$4,702,500.00 (Cost of Work) x
8.12% = \$381,694.00

NOTE: IMAGE FROM CITY HALL INVOICE FOR CONSTRUCTION PLANS

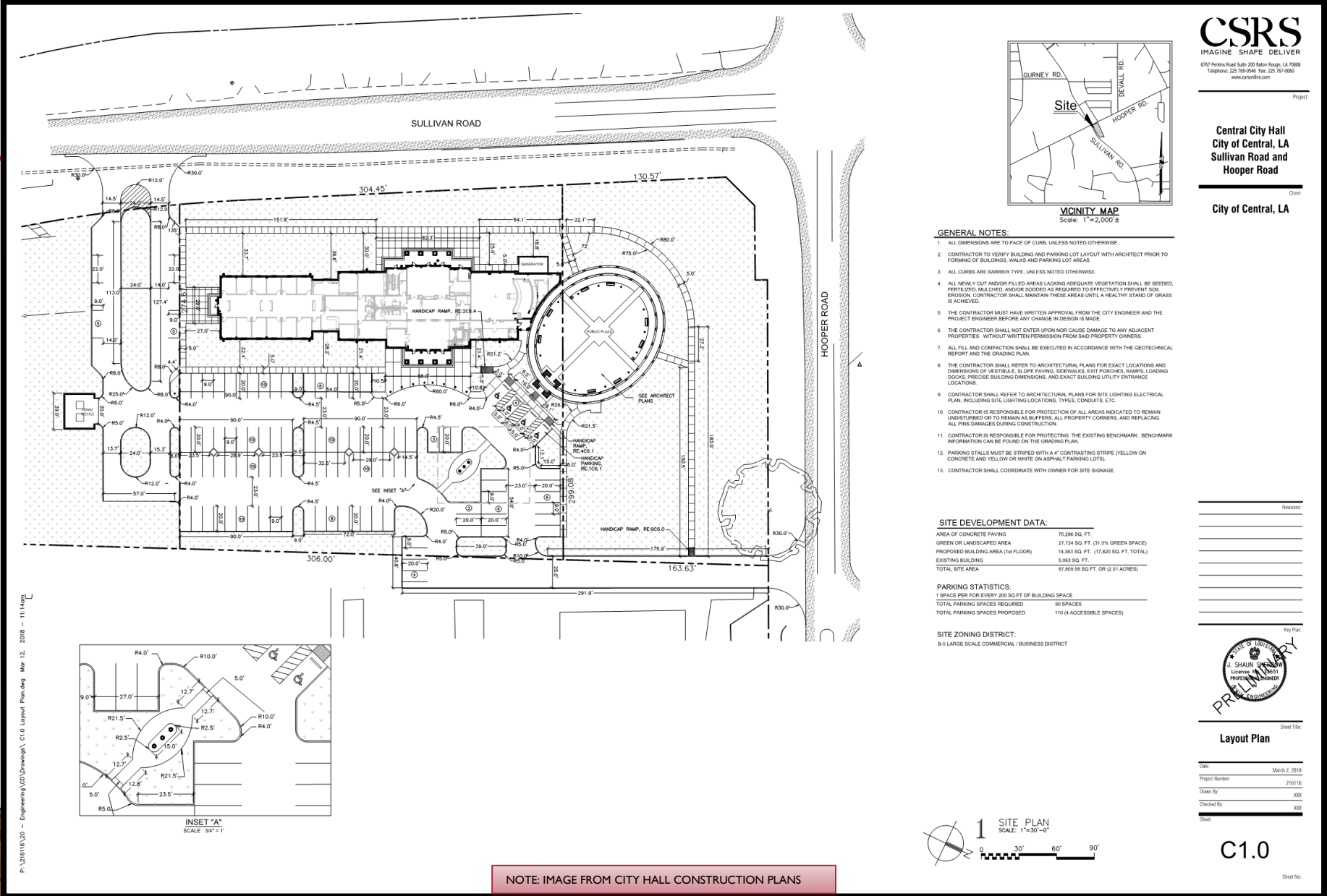
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| |
|---|
| issue date 10 APRIL 2018 |
| revision date |
| drawing name GENERAL NOTES / CODE ANALYSIS |

A0.2

PROPOSED CITY HALL SITE PLAN



HOW MUCH SHOULD A CITY HALL COST?

WESTWEGO, LOUISIANA

- In January 2017 the City of Westwego, Louisiana (population 10,000 +/-) held a ribbon cutting for a 3.5 million dollar new 13,000 square feet city hall.
- Cost per Sq. Ft.: \$270/S.F.



NOTE: IMAGE FROM WESTWEGO CITY HALL
CITATION: <http://www.meyer-e-l.com/westwegocityhall.html>

D'IBERVILLE, MISSISSIPPI

- Population 9,486
- Constructed 2009-2011
- Square Footage: 23,200 (three story)
- Cost: \$5,312,000.00
- Cost per Sq. Ft.: \$228/S.F.



NOTE: IMAGE FROM D'IBERVILLE CITY HALL
CITATION: <http://diberville.ms.us/city-hall-info/>

EXISTING CITY OF CENTRAL ANNUAL EXPENDITURES FOR OFFICE/MEETING SPACE AND UTILITIES

CITY OF CENTRAL

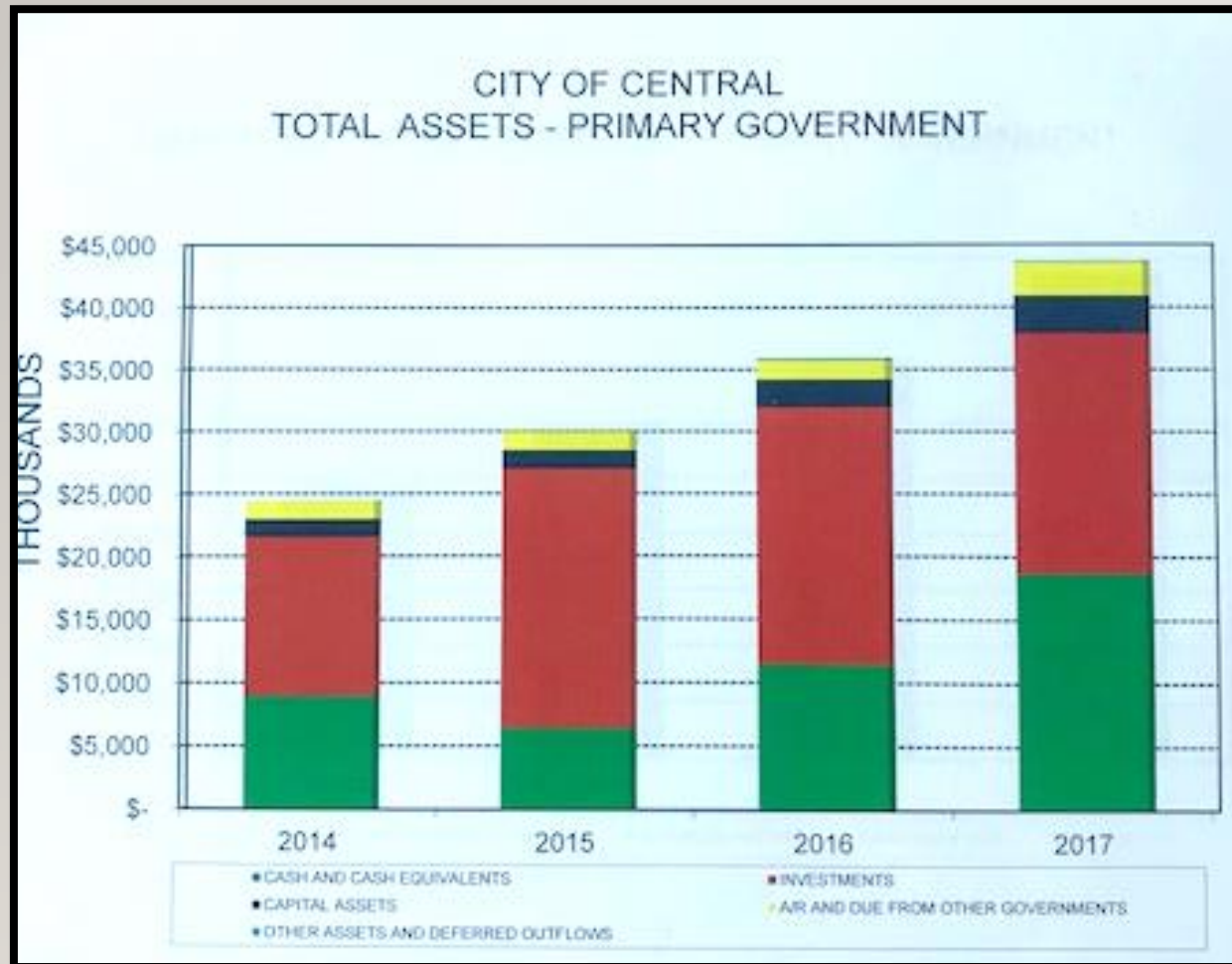
| | |
|--|---------------------|
| Lease for City Hall | 14,400.00 |
| Lease for Admin Hearing Office | 2,400.00 |
| Average Utility Expense for City Hall and Admin Hearing Office | 5,895.81 |
| Average Telephone Expense for City Hall | 1,770.69 |
| Average Internet Expense for City Hall | 1,383.98 |
| Rental Expense for Kristenwood (P&Z, Council meetings etc.) | 3,000.00 |
| Total COC Expense | \$ 28,850.48 |

IBTS – CITY SERVICES

| | |
|---|----------------------|
| Lease for Municipal Services Office | 59,517.00 |
| Average Utility Expense for Municipal Services Office | 18,004.70 |
| Average Telephone Expense for Municipal Services Office | 13,657.85 |
| Average Internet Expense for Municipal Services Office | 11,129.10 |
| Average Office Cleaning for Municipal Services Office | 6,540.53 |
| Average Pest Control for Municipal Services Office | 456.00 |
| Total IBTS Expense | \$ 109,305.18 |

Total Estimated Annual Expenses 2017-2018 \$ 138,155.66

CITY FUND BALANCE AS OF JANUARY 1, 2018



NOTE: IMAGE FROM 2017 CITY OPERATING RESULTS

| CITY OF CENTRAL, LOUISIANA | |
|--|-------------------------|
| STATEMENT OF NET POSITION | |
| June 30, 2017 | |
| | Governmental Activities |
| ASSETS | |
| Cash and cash equivalents | \$ 18,685,343 |
| Investments | 19,195,237 |
| Due from other governments | 2,182,834 |
| Accounts receivable | 485,502 |
| Prepaid and other assets | 4,213 |
| Capital assets: | |
| Nondepreciable | 130,686 |
| Depreciable, net | 2,870,389 |
| Total assets | 43,554,204 |
| DEFERRED OUTFLOWS OF RESOURCES | |
| Deferred outflows related to pension liability | 118,645 |
| Total assets and deferred outflows of resources | \$ 43,672,849 |
| LIABILITIES | |
| Accounts payable and accrued liabilities | \$ 1,481,181 |
| Contracts payable | 40,444 |
| Sales tax refund payable | 220,000 |
| Long-term debt: | |
| Due within one year | 30,274 |
| Due in more than one year | 296,120 |
| Total liabilities | 2,068,019 |
| DEFERRED INFLOWS OF RESOURCES | |
| Deferred inflows related to pension liability | 72,353 |
| NET POSITION | |
| Investment in capital assets | 3,001,075 |
| Restricted for capital projects | 9,482,061 |
| Unrestricted | 29,049,341 |
| Total net position | 41,532,477 |
| Total liabilities, deferred inflows of resources, and net position | \$ 43,672,849 |

NOTE: IMAGE FROM 2017 CITY FINANCIAL STATEMENT

SUMMARY OF HB2 STATE FUNDING FOR CITY HALL

\$861,300 IN STATE CAPITAL
OUTLAY FUNDS ARE AVAILABLE
FOR THE CITY HALL BUILDING
PROJECT.

- Priority 1 Funds = \$461,300
- Priority 5 Funds = \$400,000

State funding on 6/13/2012

| | | | |
|--------|---|----|------------------|
| 50/MW8 | CENTRAL | | |
| (1349) | Administration Building (East Baton Rouge) | | |
| | Payable from General Obligation Bonds | | |
| | Priority 1 | \$ | 50,000 |
| | Priority 2 | \$ | 150,000 |
| | Priority 5 | \$ | <u>1,715,000</u> |
| | Total | \$ | <u>1,915,000</u> |

State funding on 6/29/2017

| | | | |
|--------|---|----|----------------|
| 50/MW8 | CENTRAL | | |
| (859) | Administration Building (East Baton Rouge) | | |
| | Payable from General Obligation Bonds | | |
| | Priority 1 | \$ | 61,800 |
| | Priority 5 | \$ | <u>399,500</u> |
| | Total | \$ | <u>461,300</u> |

State funding on 6/19/2015

| | | | |
|--------|---|----|------------------|
| 50/MW8 | CENTRAL | | |
| (663) | Administration Building (East Baton Rouge) | | |
| | Payable from General Obligation Bonds | | |
| | Priority 1 | \$ | 1,140,000 |
| | Priority 5 | \$ | <u>765,000</u> |
| | Total | \$ | <u>1,905,000</u> |

State funding on 6/1/2018

| | | | |
|--------|---|----|----------------|
| 50/MW8 | CENTRAL | | |
| (612) | Administration Building (East Baton Rouge) | | |
| | Payable from General Obligation Bonds | | |
| | Priority 1 | \$ | 461,300 |
| | Priority 5 | \$ | <u>400,000</u> |
| | Total | \$ | <u>861,300</u> |

State funding on 7/11/2016

| | | | |
|--------|---|----|------------------|
| 50/MW8 | CENTRAL | | |
| (1392) | Administration Building (East Baton Rouge) | | |
| | Payable from General Obligation Bonds | | |
| | Priority 1 | \$ | 140,000 |
| | Priority 2 | \$ | 660,000 |
| | Priority 5 | \$ | <u>340,000</u> |
| | Total | \$ | <u>1,140,000</u> |

FINANCIAL DECISION

NO BUILD VS BUILD COST ESTIMATES

| No Build 50 Year Lease Cost Estimate | YEAR 1 | YEAR 2 | YEAR 10 | YEAR 20 | YEAR 30 | YEAR 40 | YEAR 50 | 50 Yr Total |
|--------------------------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| City Hall Lease | \$ (14,400) | \$ (14,717) | \$ (17,515) | \$ (21,774) | \$ (27,067) | \$ (33,647) | \$ (41,827) | \$ (1,288,507) |
| Kristenwood Lease | \$ (3,000) | \$ (3,066) | \$ (3,649) | \$ (4,536) | \$ (5,639) | \$ (7,010) | \$ (8,714) | \$ (268,439) |
| Contract City Services Lease | \$ (59,517) | \$ (60,826) | \$ (72,393) | \$ (89,993) | \$ (111,871) | \$ (139,068) | \$ (172,876) | \$ (5,325,562) |
| Total Annual Cost (No Build) | \$ (76,917) | \$ (78,609) | \$ (93,558) | \$ (116,303) | \$ (144,577) | \$ (179,724) | \$ (223,417) | \$ (6,882,508) |

| Build City Hall 50 Year Cost Estimate | YEAR 1 | YEAR 2 | YEAR 10 | YEAR 20 | YEAR 30 | YEAR 40 | YEAR 50 | Total |
|---|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------|
| City Hall Construction Cost Local Funds | \$ (4,702,500) | | | | | | | \$ (4,702,500) |
| City Hall Construction State Contribution | \$ 400,000 | | | | | | | \$ 400,000 |
| City Hall Insurance | \$ (20,000) | \$ (20,440) | \$ (24,327) | \$ (30,241) | \$ (37,593) | \$ (46,732) | \$ (58,093) | \$ (1,789,594) |
| City Hall Utilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| City Hall Repairs & Maintenance | \$ (36,887) | \$ (37,699) | \$ (44,867) | \$ (55,775) | \$ (69,334) | \$ (86,190) | \$ (107,144) | \$ (3,300,637) |
| City Hall Cleaning | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| City Hall Roads/Grounds Maintenance | \$ (20,700) | \$ (21,155) | \$ (25,178) | \$ (31,299) | \$ (38,909) | \$ (48,368) | \$ (60,126) | \$ (1,852,229) |
| Lease Income from City Services Contractor | \$ 118,170 | \$ 120,770 | \$ 143,736 | \$ 178,679 | \$ 222,118 | \$ 276,116 | \$ 343,243 | \$ 10,573,813 |
| City Services Lease Increase to City Budget | \$ (58,653) | \$ (59,943) | \$ (71,342) | \$ (88,686) | \$ (110,247) | \$ (137,049) | \$ (170,366) | \$ (5,248,251) |
| Estimated Construction Sales Tax Revenue | \$ 29,391 | | | | | | | \$ 29,391 |
| Total Annual Cost (Build) | \$ (4,291,179) | \$ (18,468) | \$ (21,979) | \$ (27,323) | \$ (33,965) | \$ (42,222) | \$ (52,487) | \$ (5,890,007) |

GENERAL NOTES:

- 2.2% ANNUAL INFLATION FACTOR WAS USED FOR ESTIMATES. ACTUAL INFLATION RATE WILL VARY.
- ESTIMATED ANNUAL UTILITY COSTS OF NEW CITY HALL EXPECTED TO REMAIN EQUAL TO EXISTING UTILITY EXPENSES. DUE TO MORE ENERGY EFFICIENT BUILDING CODE REQUIREMENTS. A UTILITY COST SAVINGS FOR NEW CONSTRUCTION MAY BE APPLICABLE WE ARE CURRENTLY EXPLORING THIS WITH ENTERGY.
- ESTIMATED INTERIOR CLEANING COSTS ARE EXPECTED TO REMAIN THE SAME IN THE BUILD AND NO BUILD ANALYSIS.
- ESTIMATED INSURANCE COST FOR NEW BUILDING PROVIDED BY RISK MANAGEMENT.
- ANNUAL COST ESTIMATE FOR REPAIRS & MAINTENANCE $(\$2.07 \times 17,820 \text{ S.F.}) \times \text{INFLATION FACTOR} + \text{ROADS/GROUNDS MAINTENANCE } (\$0.23 \times 90,000 \text{ S.F.}) \times \text{INFLATION FACTOR}$ BASED ON NATIONAL AVERAGE DATA FOR OFFICE BUILDINGS FROM BUILDING OWNERS AND MANAGERS ASSOCIATION INTERNATIONAL WEBSITE.. ACTUAL LOCAL COSTS ARE EXPECTED TO BE 10% LESS THAN THE NATIONAL AVERAGE OR THE VALUE USED IN THIS ESTIMATE.
- DESIGN SERVICES FOR NEW BUILDING ARE ESTIMATED TO BE REIMBURSED FROM UTILIZING STATE CAPITAL OUTLAY FUNDS AT OR NEAR 100% OF DESIGN COST. FINAL COMPENSATION FOR DESIGN WORK CANNOT BE DETERMINED UNTIL AFTER BIDS ARE RECEIVED BECAUSE DESIGN FEE IS BASED ON A FIXED PERCENTAGE OF BUILDING COST.
- LAND PURCHASE FROM CCSS ESTIMATED TO BE \$250,000+/- . LAND WILL BE A CAPITAL ASSET AND LIKELY WILL NOT DEPRECIATE IN VALUE OVER TIME. LAND PURCHASE HAS BEEN APPROVED BY THE CITY COUNCIL.

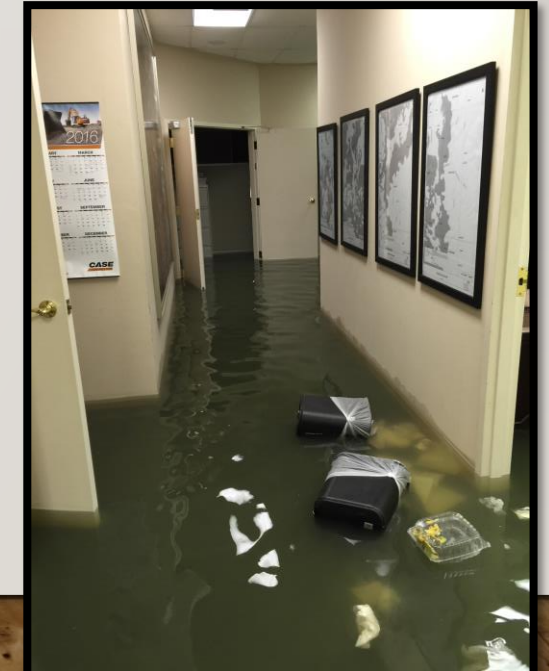
NEW CITY HALL CONSTRUCTION ADVANTAGES / DISADVANTAGES

ADVANTAGES

- Save the City money over 50+ year life of building and create a Capital Asset/Landmark.
- Potential to spur Economic Development and create a City Center which would increase City and School Board revenue.
- Revitalize area of city with landscaping, public outdoor plaza space, and add value to surrounding land owned by the school system and adjacent private property owners.
- City permit office and City Services contractor will be located on higher ground that didn't flood in 2016. Flooding of permit office in 2016 flood was a logistical challenge for the City and Citizens attempting to rebuild after the 2016 flood.
- A multipurpose City Hall will help the Mayors Office to better coordinate/manage the City Services contract and reduce travel manhours of City employees/contract employees traveling between both locations.
- The council chambers will host all City public meetings, Council, Planning and Zoning, Construction Board of Appeals, Board of Adjustments, and Administrative Hearing Court. Planned joint use of the facility for school board and other CCSS meetings is being coordinated with the school system.
- The 100+ parking spaces will add paved public parking spaces which can be utilized by citizens attending CHS sporting events i.e. Football, Soccer, Etc. New access drives will make for safer vehicle maneuvering during public events at City Hall and after hours at the football stadium.
- Construction costs will continue to rise until a building is constructed.
- Begin step to achieving major goal of the Master Plan and SDAT. "Creating a City Center"

DISADVANTAGES

- Greater upfront starting cost then long term leasing of space.



NOTE: PHOTOS FROM 2016 FLOOD OF CITY SERVICES OFFICE.

FREQUENTLY ASKED QUESTIONS ABOUT CITY HALL

- IS TONIGHT'S ORDINANCE AN APPROVAL BY THE CITY TO FUND CITY HALL?

TONIGHT'S CITY COUNCIL MEETING ACCORDING TO THE ORDINANCE FOR THIS ITEM IS FOR A CONDITIONAL USE PERMIT WHICH IS REQUIRED BY OUR CODE TO APPROVE THE ZONING ASPECT OF CITY HALL. I.E. DOES THE PROJECT MEET OUR CODE OF ORDINANCES AND DOES IT FIT INTO THE MASTER PLAN.

- IS THE CURRENT COST ESTIMATE OF \$4,702,500 FOR CITY HALL WHAT WE HAVE TO PAY FOR CONSTRUCTION?

THE CURRENT ESTIMATE IS AN "ESTIMATE" OF CONSTRUCTION COST. AFTER PUBLIC BIDDING THE CITY WILL HAVE A MORE ACCURATE VALUE FOR THE COST OF CONSTRUCTION.

- WHAT IS THE NEXT STEP IF THE CITY HALL PROJECT MOVES FORWARD TONIGHT?

THE CITY AND ARCHITECT WILL ADVERTISE THE PLANS AND SPECIFICATIONS FOR BID UTILIZING LOUISIANA PUBLIC BID LAW PROCEDURES FOR APPROXIMATELY 30 TO 60 DAYS. THE LOWEST RESPONSIBLE BIDDER WILL BE SELECTED BY THE CITY TO PERFORM THE WORK. THE MAYOR WILL THEN NEGOTIATE A FINAL CONTRACT WITH THE LOWEST BIDDER AND PRESENT THE CONTRACT TO THE COUNCIL FOR APPROVAL AND FUNDING.

