

CITY OF WAUKESHA CITY HALL  
INITIAL COMMON COUNCIL PRESENTATION 06.19.18

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B|W|B|R

# INTRODUCTION

## Agenda

**Meeting Goal: Provide an update on the progress of the program, design and budget.**

- Project Schedule
  
- Visioning and Building Program
  - Visioning recap
  - Open House recap
  - Space Needs comparison with 2012 Facility Study
  
- Design Options
  - Site diagrams
  
- Budget Scenarios
  - Comparison with 2012 and 2017 studies

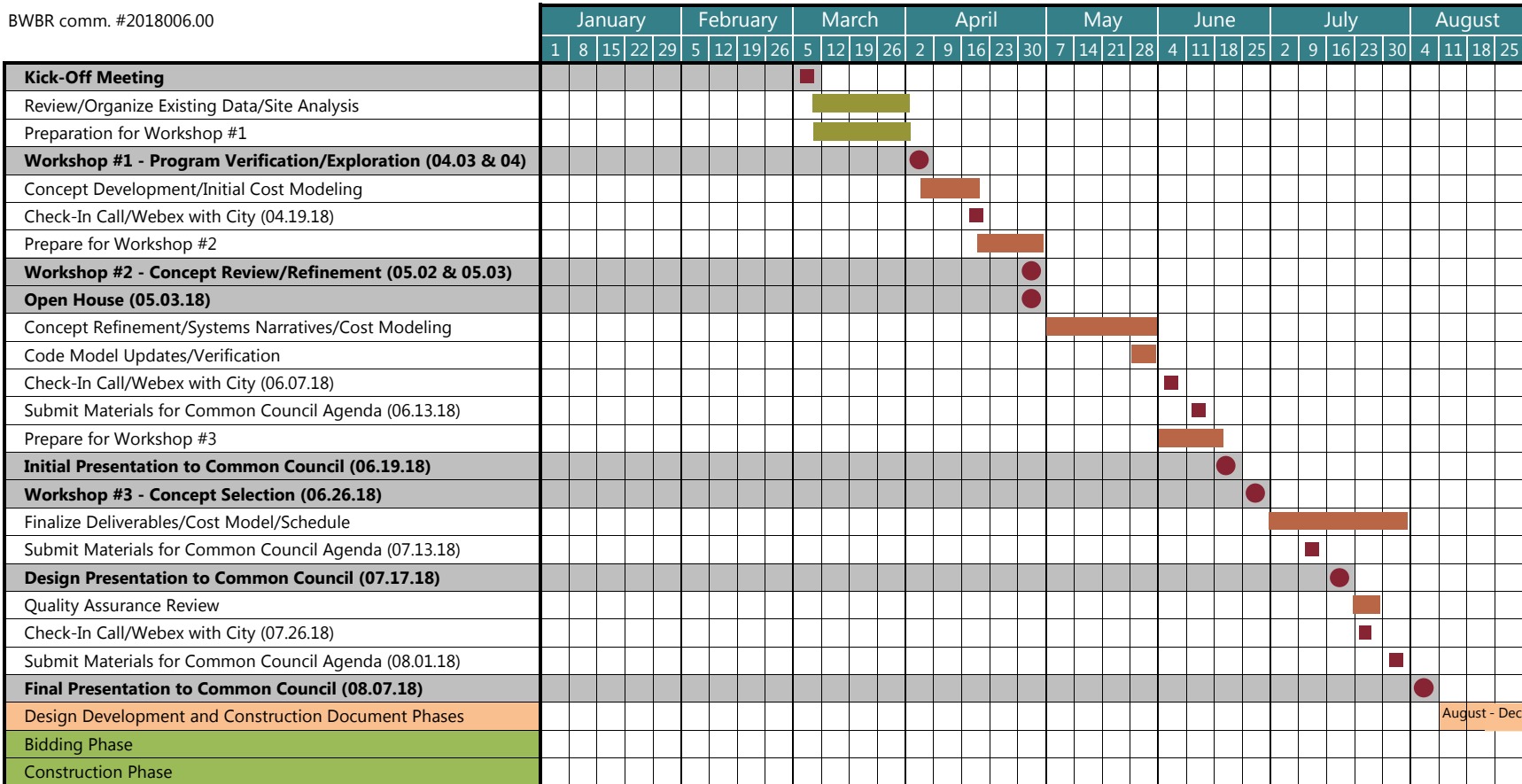
# Project Schedule - v.6

06.14.18

City of Waukesha - City Hall

BWBR comm. #2018006.00

2018



# PROJECT VISION

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B|W|B|R



## Civic engagement

True dialogue

Connections

## City Hall building solutions

Water project completion

Infrastructure

## Innovation

Redevelopment

Online presence

Services

Cost?

Customer service

## Welcoming atmosphere

Safe polling locations

## Collaboration

Parking

City hall

Quantity

Cost containment

Public perception

## Safety & security

Current lack of control

Notification system

What are the top three things the City needs to do in the next five years **to be successful**?

## Collaboration

Good design

Attractive, responsive to the city

Daylight & views

## Creative thinking

"Future proof" building

## Openmindedness

Better community engagement

## Cost = highest priority

Go with "least cost" solution

Not enough information to make a decision

## Shortsighted planning

Timing, disruption during construction

As you consider this project,  
what are your **hopes** and **fears**?

## Welcoming atmosphere

Personal feel

Ease of use

### “One stop shop”

Intuitive wayfinding

## Impression of the city

City symbol

The front door to the city

Interactive features

- Community

- Staff

- Technology

## Positive staff experience

Inspiring work place

## A tool for recruitment & retention

Meeting attendance

## City services

- Online access

- In person = “very Wisconsin”

As an important connection to the community,  
how do you want the **user experience**  
to be enhanced or impacted?

Why do citizens come to City Hall?



## Friendliness

## Pride

"Like my job"

City

Service

Evolving

Services

## Leadership

## Connections

Break room

Mail room

## Stability

Pods, silos

How would you describe the **culture** at City Hall?

What would you **change** if you could?

Co-location

**Better connections**

**Flexibility**

**Flex work space**

Technology

"Results oriented" approach

Paperless

Process

Physical impact

Choices in work areas

Layers of noise, stimulation

As a workplace, what changes have occurred/are occurring  
in the **way you do your work** at City Hall?

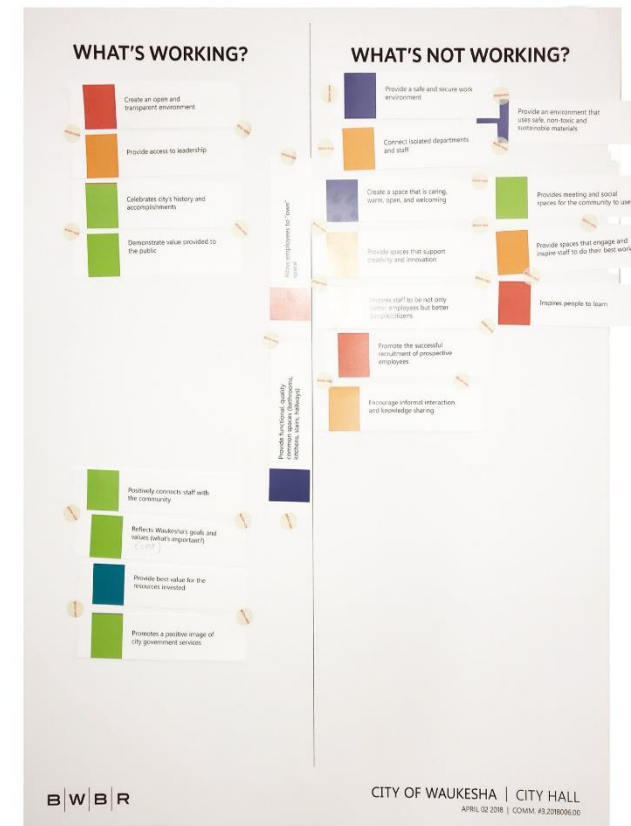




Group 1



Group 2



Group 3

## Celebrate city's history and accomplishments

## Provide access to leadership

## Provide access to technology and resources Allow employees to "own" space

- Promote movement and physical activity
- Provide best value for the resources invested
- Create an open and transparent environment
- Demonstrate value provided to the public

## Provide a secure environment and ensure personal safety

## Provide flexibility to accommodate future growth and changing future needs

- Create the next generation of office space
- Promote a positive image of city government and services
- Provide an environment that promotes employee well being
- Provide spaces for a variety of personal work styles and preferences
- Provide flexibility and choices for where, when, and how work happens
- Positively connect staff with the community
- Support staff adjacencies and work processes
- Provide a variety of activity settings that include impromptu meeting spaces, formal meeting spaces, project rooms, individual work spaces or break areas
- Provide access to daylight and views
- Connect isolated departments and staff
- Provide an environment that uses safe, non-toxic, and sustainable materials
- Create a space that is caring, warm, open, and welcoming
- Provide meeting and social spaces for the community to use
- Provide spaces that support creativity and innovation
- Provide spaces that engage and inspire staff to do their best work
- Inspire people to learn
- Inspire staff to be not only better employees but better people/citizens
- Promote the successful recruitment of prospective employees
- Encourage informal interaction and knowledge sharing



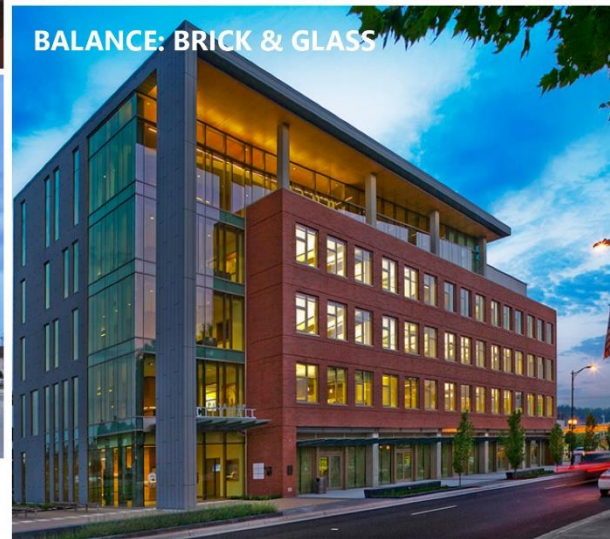
How does **civic architecture** look and feel?  
What is the **right fit** for Waukesha?

STONE, NATURAL MATERIALS  
CLASSIC  
BALANCE: TRADITIONAL & MODERN  
"FEELS LIKE WAUKESHA"











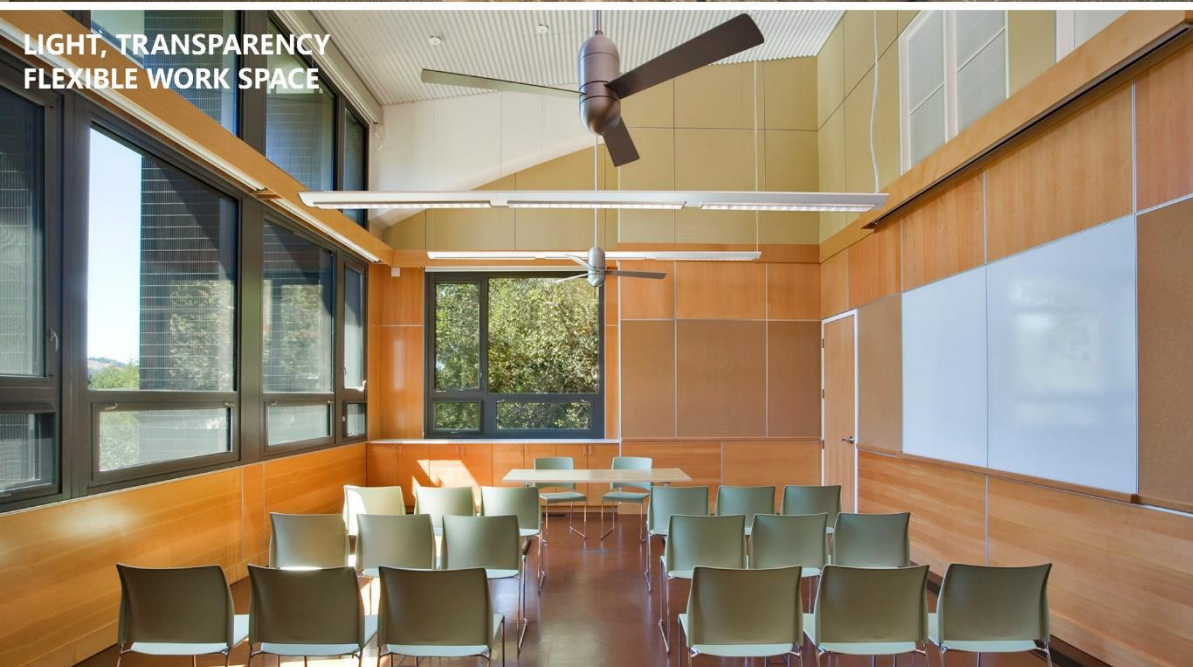
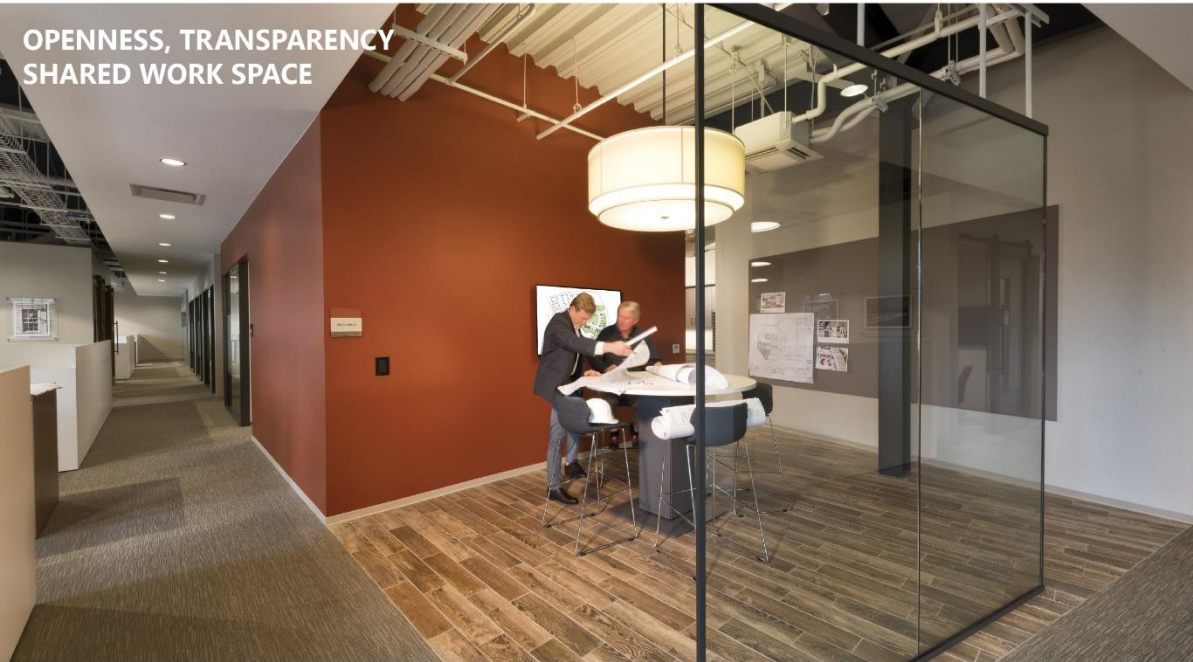
CLASSIC  
CIVIC  
BALANCE: TRADITIONAL & MODERN



COLOR, OPENNESS  
MULTI-PURPOSE

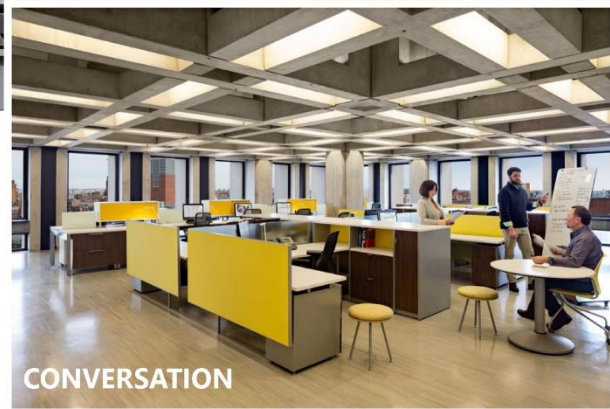


COLOR, FLEXIBLE FUNCTIONALITY





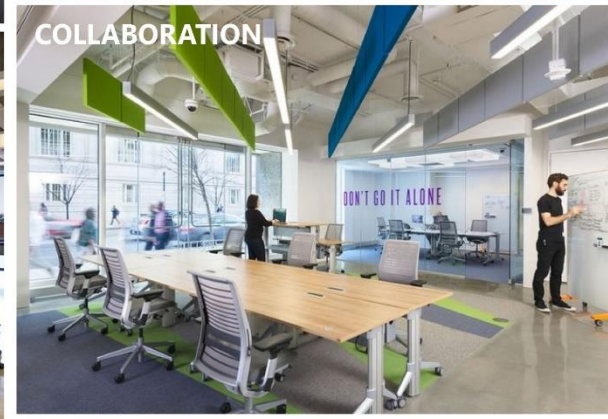
TRANSPARENCY



CONVERSATION



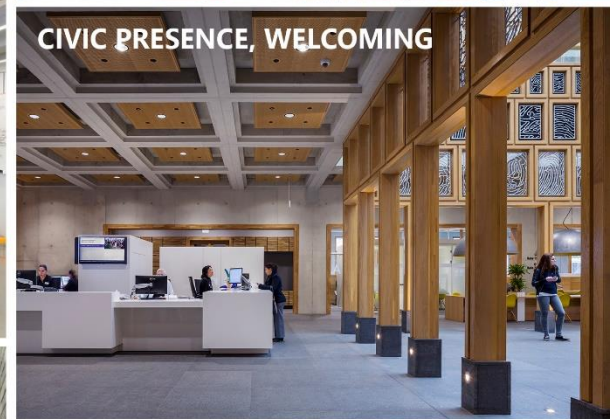
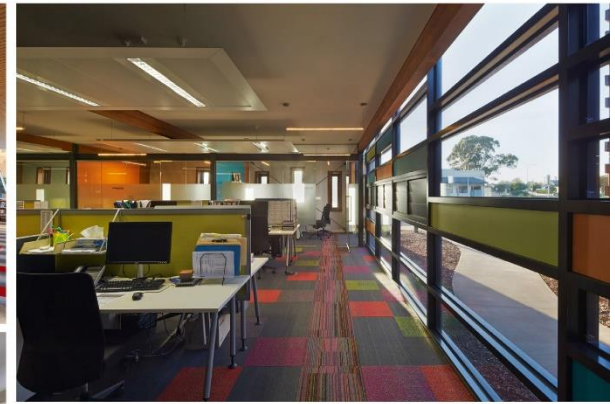
OPENNESS, WINDOWS



COLLABORATION



FOCUS



CIVIC PRESENCE, WELCOMING



**Civic engagement**

True dialogue  
Connections

**City Hall building solutions**

Water project completion  
Infrastructure

**Innovation**

Redevelopment  
Online presence  
Services  
Cost?  
Customer service

**Welcoming atmosphere**

Safe polling locations

**Collaboration**

Parking  
City hall  
Quantity  
Cost containment  
Public perception

**Safety & security**

Current lack of control  
Notification system

**Friendliness**

**Pride**

"Like my job"

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Evolving

Services

**Leadership**

**Connections**

Break room  
Mail room

**Stability**

Pods, silos

**Collaboration**

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Attractive, responsive to the city  
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Technology  
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**Celebrate city's history and accomplishments**

**Provide access to leadership**

**Provide a secure environment and ensure personal safety**

**Provide access to technology and resources**

**Allow employees to "own" space**

**Provide flexibility to accommodate future growth and changing future needs**

Promote movement and physical activity

Provide best value for the resources invested

Create an open and transparent environment

Demonstrate value provided to the public

Create the next generation of office space

Promote a positive image of city government and services

Provide an environment that promotes employee well being

Provide spaces for a variety of personal work styles and preferences

Provide flexibility and choices for where, when, and how work happens

Positively connect staff with the community

Support staff agencies and work processes

Provide a variety of activity settings that include impromptu meeting spaces, formal meeting spaces, project rooms, individual work spaces or break areas

Provide access to daylight and views

Connect isolated departments and staff

Provide an environment that uses safe, non-toxic, and sustainable materials

Create a space that is caring, warm, open, and welcoming

Provide meeting and social spaces for the community to use

Provide spaces that support creativity and innovation

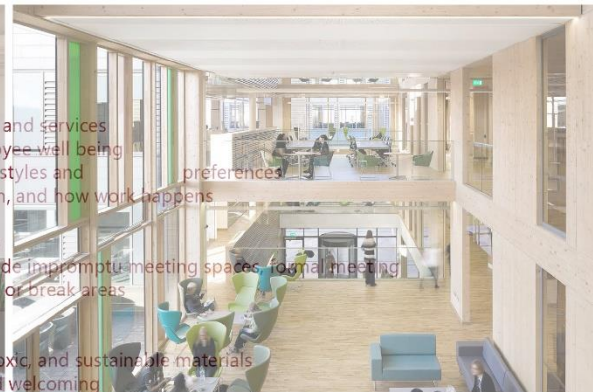
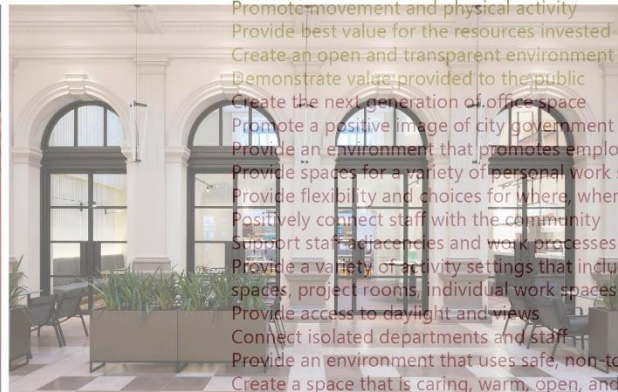
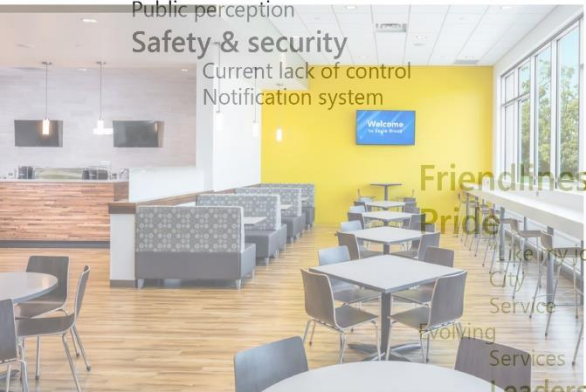
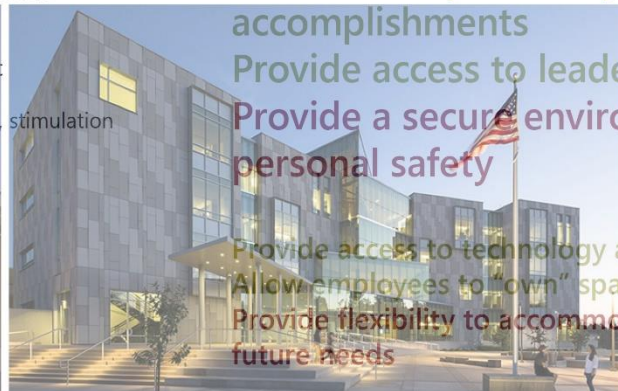
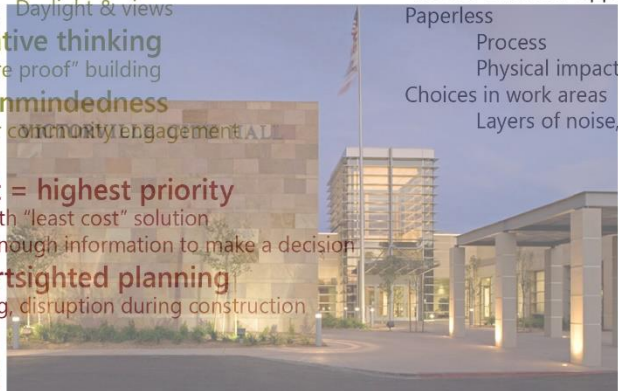
Provide spaces that engage and inspire staff to do their best work

Inspire people to learn

Inspire staff to be not only better employees but better people/citizens

Promote the successful recruitment of prospective employees

Encourage informal interaction and knowledge sharing



An aerial photograph of a city, likely a university town, showing a dense cluster of buildings, streets, and green spaces. The image is semi-transparent, allowing text to be overlaid. The text is arranged in a grid-like fashion, with descriptive phrases and bolded terms. The background shows a mix of architectural styles, from older brick buildings to more modern structures, and a prominent road cutting through the center.

A discernible timeline...

**Visual honesty**

**MATERIALITY**

Unique geometries, spaces, movements...

**Organic urban fabric**

**PATTERNS**

**VERTICALITY**

**Towers, beacons, markers**

A sequence of events...

**VERTICALITY**

ENGAGEMENT  
CONNECTIONS  
SERVICE

**MATERIALITY**

COLLABORATION  
INNOVATION  
STEWARDSHIP



**PATTERNS**



# VISIONING

## Open House Recap

- Concerned about cost, but other considerations:
  - Pride in the community
  - Current building is not functional
  - Existing building not worth renovating
- Welcoming entrance & improved wayfinding
- Accessible parking & drop-off area
- Open area/lounge, with daylight, for waiting
- Improve efficiency and staff collaboration



- Concerned about cost as you should be. But there are other considerations:  
1.) Reflects pride in the comm. current bldg is ugliest in the city. It's time to celebrate Waukesha as you have done w/ other mun. bldgs w/o being extravagant

2) The current bldg is not functional and won't be no matter how you remodel it. You need to create a structure that allows customers to do 1 stop shopping.

3) A new building would allow for reorganization and potential improved efficiency.

4) The reduction of one clerical pos saves \$100K/year.

"GIT R DONE!"

1. A new structure, gable roof, north-south extending to North St., main entrance facing north, to resemble our 1st City Hall.

#Diko  
Lannon Stone  
to reflect local architecture  
Locally Sourced

# BUILDING PROGRAM

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# BUILDING PROGRAM

## Space Needs Summary



Waukesha City Hall

June 13, 2018

### Space Needs Summary

Department	2012 Facility Study (Bray)		2017		2018	
	Planned Workspaces	Area in Square Feet	Existing Workspaces	Area in Square Feet	Planned Workspaces	Area in Square Feet
<b>Departments</b>						
Assessor	7	1,600	5	1,742	5	1,269
Attorney	7	1,775	6	1,617	7	1,866
City Administrator	1	550	1	462	1	505
Clerk/ Treasurer	10	3,290	10	2,904	10	4,192
Community Development	15	5,649	18	4,561	18	3,660
Public Works	29	6,565	24	9,227	23	4,091
Finance	8	1,965	8	1,409	8	1,463
Human Resources	6	1,530	4	942	4	1,563
Mayor's Office	2	864	2	903	2	1,258
Information Technology	12	5,265	12	4,599	12	2,892
Municipal Courts	6	900	3	4,106	5	1,096
*** Water Utility	0	0			1	30
Organizational Flexibility**				0	5	320
Shared Staff Spaces						7,410
Shared Public Spaces + Building Support Spaces		8,005		7,454		18,398
Misc				4,135		
<b>Subtotal Departmental Space Needs*</b>	<b>103</b>	<b>37,958</b>	<b>93</b>	<b>44,061</b>	<b>101</b>	<b>50,012</b>
<i>2012 Facility Study Gross Area Factor</i>		14,069				
<b>Building Totals</b>						
Total Departmental Needs						50,012
Building Gross Area Factor (30%) - walls, shafts, etc.						15,004
<b>Total Space Needs (GSF)</b>		<b>52,027</b>		<b>50,670</b>		<b>65,016</b>
*** Water Utility	15	17,936				
<i>2012 Facility Study Gross Area Factor</i>		5,919				
*** (omitted from 2017 & 2018 Space Needs)						
<b>Garage Totals</b>						
<b>Total Space Needs (GSF)</b>		<b>4,675</b>		<b>4,685</b>		<b>13,536</b>
<i>additional vehicles in Water Utility GSF above</i>						
<b>Skyway &amp; Transit Parking Garage Elevator/Lobby</b>						
<b>Total Space Needs (GSF)</b>		<b>NA</b>		<b>0</b>		<b>2,400</b>
<b>Grand Total (GSF)</b>		<b>80,557</b>		<b>55,355</b>		<b>80,952</b>

Notes: \*Departmental Square Footage includes 35% secondary circulation, gross area factor. \*\* Organization Flexibility is calculated at 5% of total employee count. This number allows space within the building to accommodate short term growth, or general moves, adds and changes.

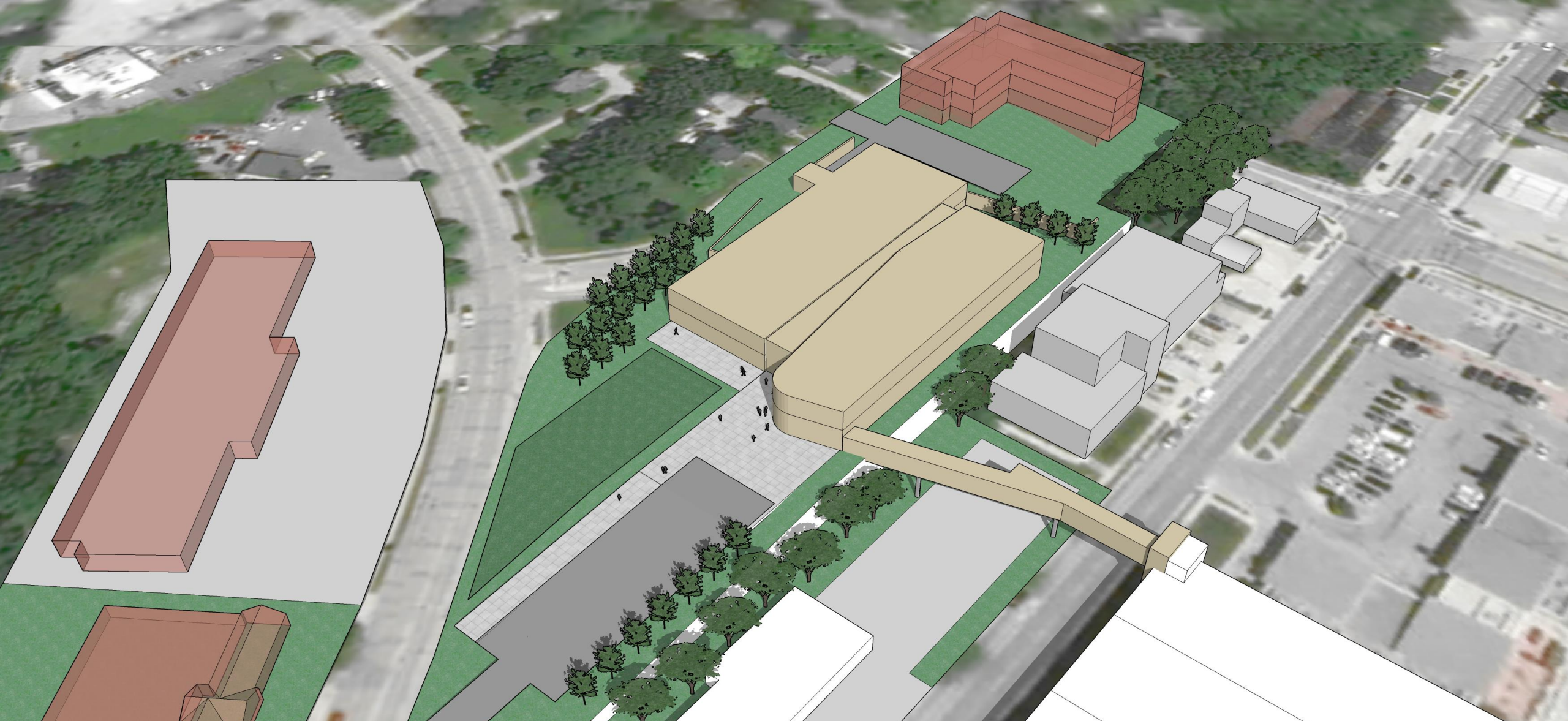
# PRELIMINARY DESIGN OPTIONS

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# SCENARIO 1: RENOVATION + ADDITION

OPTION 1 | 2 STORIES



# SCENARIO 1: RENOVATION + ADDITION

OPTION 1 | 2 STORIES



# SCENARIO 2: NEW CONSTRUCTION

OPTION 1 | 5 STORIES



# SCENARIO 2: NEW CONSTRUCTION

OPTION 1 | 5 STORIES





# SCENARIO 2: NEW CONSTRUCTION

OPTION 2 | 4 STORIES



# SCENARIO 2: NEW CONSTRUCTION

OPTION 2 | 4 STORIES



# SCENARIO 2: NEW CONSTRUCTION

OPTION 3 | 4 STORIES



# SCENARIO 2: NEW CONSTRUCTION

OPTION 3 | 4 STORIES



# SCENARIO 2: NEW CONSTRUCTION

OPTION 4 | 3 STORIES



# SCENARIO 2: NEW CONSTRUCTION

OPTION 4 | 3 STORIES



# BUDGET SCENARIOS

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# BUDGET SCENARIOS

2012 and 2017 Studies

- CONSTRUCTION COST
- 10.02.12

## Facility / Site Option Cost Estimate



### Existing Municipal Campus: Option 5a | Public Service Center

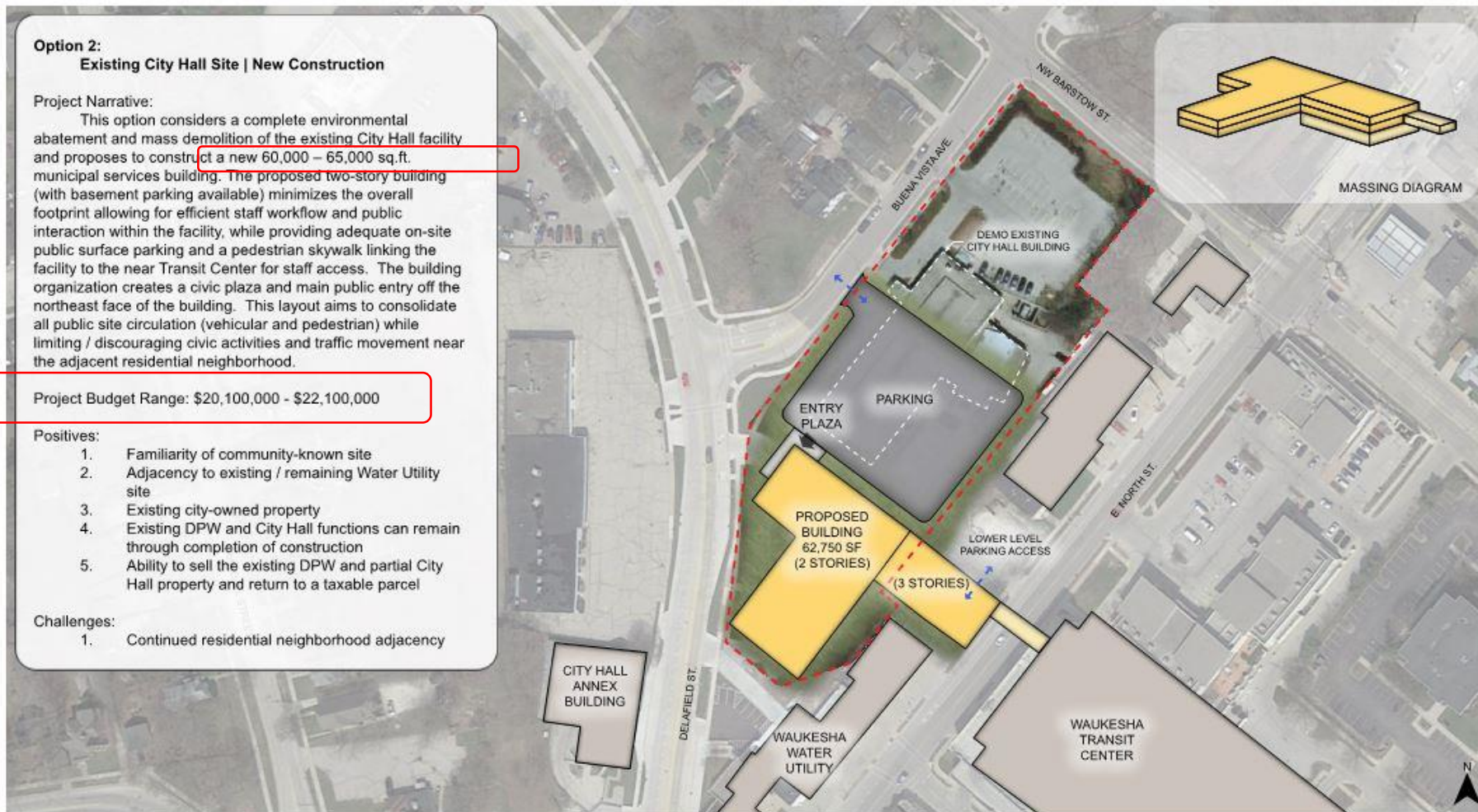
Demolition	45,180	sq.ft.	@	\$5.00	-	\$10.00	\$225,900.00	-	\$451,800.00
Site	67,400	sq.ft.	@	\$10.00	-	\$15.00	\$674,000.00	-	\$1,011,000.00
New Construction	67,400	sq.ft.	@	\$160.00	-	\$180.00	\$10,784,000.00	-	\$12,132,000.00
Renovation	0	sq.ft.	@	\$50.00	-	\$100.00	\$0.00	-	\$0.00
Structured Parking	0	spaces	@	\$23,000.00	-	\$27,000.00	\$0.00	-	\$0.00
							\$11,683,900.00		\$13,594,800.00
Est. Contingency	7.5%						\$876,300.00		\$1,019,600.00
							<b>\$12,560,200.00</b>		<b>\$14,614,400.00</b>



# BUDGET SCENARIOS

2012 and 2017 Studies

- PROJECT COST
- 08.01.17



# BUDGET SCENARIOS

2012 and 2017 Studies

- CONSTRUCTION COST
- 09.05.17



## 2012 Costs vs 2017 Costs

- 2012

- Estimated Cost: \$14 Million

- Total Interest: \$3.2 Million

- **Total Cost: \$17.2 Million**

- 2017

- Estimated Cost: \$18.8 Million

- Total Interest: \$6.3 Million

- **Total Cost: \$24.4 Million**

**Delay = \$7.2 Million ↑ Cost + Interest**

# BUDGET SCENARIOS

06.13.2018



## Project Budget Scenarios

Project Name  
Owner Name and Location  
BWBR Comm #  
Last Updated

Waukesha City Hall  
City of Waukesha  
2018006.00  
6/13/2018  
Version 8

Note: The 2012 & 2017 scenarios have been adjusted for comparison with 2018 costs.

Line #	Description	2012 Bray Report**	2017 Bray Update**	Option A.1	Option B.1	Comments
		Option 5a New Building	Option 2 New Building	Reconstruction/Addition*	New Building*	
1	<b>Existing Conditions</b>					
2	Hazardous Materials Abatement	\$497,000	\$497,000	\$432,000	\$432,000	
3						
4	<b>Building Project</b>					
5	Demolition	\$452,000	inc. in below	\$588,000	\$513,000	
6	Construction - Renovation	\$0	\$0	\$7,515,000	\$0	
7	Construction - New or Addition	\$12,132,000	\$18,800,000	\$7,250,000	\$16,254,000	
8	Sitework	\$1,011,000	inc. in above	\$1,222,000	\$951,000	
9	Skyway	inc. in above	inc. in above	\$465,000	\$495,000	
10	Fleet Vehicle Storage	inc. in above	inc. in above	\$135,000	\$135,000	In Transit Garage for 2017 Study, Options A.1 & B.1
11	Elevator & Lobby in Transit Garage	\$350,000	\$350,000	\$350,000	\$350,000	
12	Sub-total	\$14,442,000	\$19,647,000	\$17,957,000	\$19,130,000	
13	Escalation/Inflation	\$4,626,000	\$1,824,000	\$1,155,000	\$1,165,000	4% per year from estimate date to mid-point of construction
14	<b>Sub-total - Construction</b>	<b>\$19,068,000</b>	<b>\$21,471,000</b>	<b>\$19,112,000</b>	<b>\$20,295,000</b>	
15	In 2012 & 2017 Construction Cost reported as:	\$12.6M - \$14.6M	\$18.8M			
16						
17	S/sq.ft.	\$283	\$319	\$247	\$278	
18	Building Area (gross sq.ft.)	67,400	67,400	77,514	72,884	Excludes additional Fleet Vehicle Storage in Transit Garage - see below
19						
20	Contingency - Scope (Design Phase)	\$1,430,000	\$1,610,000	\$1,257,000	\$957,000	7% for renovation/addition; 5% for new; 7.5% for 2017 Report
21	Contingency - Construction Phase	\$1,907,000	\$2,147,000	\$2,155,000	\$1,913,000	12% for renovation/addition; 10% for new
22	Design Fees	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	
23	Other Costs (Survey, Geotech, Plan Review, LEED reg.)	\$200,000	\$200,000	\$200,000	\$200,000	
24	<b>Sub-total - Project</b>	<b>\$24,105,000</b>	<b>\$26,928,000</b>	<b>\$24,224,000</b>	<b>\$24,865,000</b>	
25	In 2012 & 2017 Project Cost reported as:	not included in study	\$20.1M - \$22.1M			
26						
27	<b>Owner's Furniture &amp; Equipment</b>					
28	Audio/Visual Equip. (Council Chamber, conf. rooms)	\$700,000	\$700,000	\$700,000	\$700,000	All existing TV 25 equipment will be re-used
29	Furniture - Offices/workstations	\$910,000	\$910,000	\$910,000	\$910,000	95% of furniture will be new, existing is beyond service life
30	Furniture - Common areas	\$525,000	\$525,000	\$525,000	\$525,000	
31	Personal Computers & Office Equip. (copiers, printers)	\$0	\$0	\$0	\$0	Data from City, existing will be re-used/replaced using operating budget
32	Vendors: Teledata, Security System, CATV	TBD	TBD	TBD	TBD	Data from City
33						
34	<b>Owner's Project Activities</b>					
35	Emergency Repairs for Existing Building	\$75,000	\$75,000	\$50,000	\$75,000	Data from City, roof patching @ \$25K/year
36	Moving & Logistics	\$75,000	\$75,000	\$130,000	\$75,000	Data from City, 2 moves required for Renovation/Addition option
37	Temporary Facilities & Storage	\$0	\$0	\$1,537,000	\$0	Data from City, ~18 months (\$1,025,000 per year)
38	Temporary IT Service	\$0	\$0	\$350,000	\$0	Data from City, relocate fiber, servers & wireless tower
39	Finance, Insurance	TBD	TBD	TBD	TBD	Data from City
40						
41	<b>Total Project Budget</b>	<b>\$26,390,000</b>	<b>\$29,213,000</b>	<b>\$28,426,000</b>	<b>\$27,150,000</b>	
42	In 2012 & 2017 reported as:	not included in study	not included in study			
43						
44	<b>Redevelopment of Surplus Site Area</b>					
45	East Parking Lot Demolition	\$0	\$0	\$0	\$0	paving to remain - developer to address
46	Utility Extensions/Relocations/Easements?	\$0	\$0	\$0	\$0	decision from City - likely leave for developer to address
47	Property Sale Value	(\$300,000.00)	(\$300,000.00)	(\$100,000)	(\$300,000)	Data from City (placeholder for now)
48						
49	<b>Redevelopment of Surplus Site Area</b>					
50	Estimated Taxable Value	TBD	TBD	TBD	TBD	Data from City, size of surplus site area affects value
51						
52						
53	<b>Building Area (Gross Square Feet (GSF))</b>					
54	Existing renovation	0	0	41,750	0	Renovation assumes demolition of Council Chamber wing @ 4,500 sq.ft.
55	Addition/New	60,132	60,132	27,996	65,016	Excludes Water Utility
56	Fleet Vehicle Storage	6,218	6,218	6,218	6,218	11 vehicles. Located in Transit Garage in 2017 Study, Options A.1 & B.1
57	Skyway	1,050	1,050	1,550	1,650	
58	<b>Sub-Total</b>	<b>67,400</b>	<b>67,400</b>	<b>77,514</b>	<b>72,884</b>	
59						
60	<b>Transit Parking Garage Renovation (GSF)</b>					
61	Elevator & Lobby at Transit Garage	750	750	750	750	
62	Additional Fleet Vehicle Storage in Transit Garage	0	0	7,318	7,318	Accommodate 10 additional vehicles & 185 sq.ft. of storage
63	<b>Sub-Total</b>	<b>750</b>	<b>750</b>	<b>8,068</b>	<b>8,068</b>	
64						
65	<b>Total Area (GSF)</b>	<b>68,150</b>	<b>68,150</b>	<b>85,582</b>	<b>80,952</b>	See Note #5 below
66						
67	<b>*Notes:</b>					
68	1 Renovation/Addition option assumes entire existing building is vacated at start of construction & building is stripped down to a concrete skeleton. 4,730 GSF in existing Basement is only partially usable.					
69	2 New Building option assumes existing building remains in operation during construction					
70	3 Existing City Hall is 46,250 gross sq.ft.					
71	4 Existing Annex building is about 21,000 gross sq.ft.					
72	5 Significant program changes since 2012 study:					
73	- Increased quantity of stored fleet vehicles by 10					
74	- Added Large Community/Conference Room & IT Training Room					
75	- Added Loading Dock					
76	- Added elevator at Transit Garage					
77	<b>**Note: Items in red were not included in the 2012 and 2017 reports and have been added in 2018 costs for comparison</b>					