

CITY OF WAUKESHA, WISCONSIN

5-Year Community Investment Program 2019-2023

Project Name	City Hall Project
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Department	City Administrator
Dept. Head	Kevin Lahner
Project Contact	Kevin Lahner
Useful Life	OTHER
Category	Buildings
Priority	1 - MUST be done this year. Cannot defer.
Total Project Cost \$ 27,323,000	

Description

The Waukesha City Council authorized a space needs assessment in 2012 to study the space needs for a new City Hall. In that study it was determined that approximately 65,000 to 70,000 square feet of space would be needed to accommodate the existing City Hall functions and bring Engineering into the building. In 2016, the Common Council conducted a full review of various City Hall options and presented the information to the public at several meetings. The primary options explored included renovating the existing building, building a new City Hall on a new site, and building a new City Hall on the existing city property. The Common Council also reviewed locating the new facility on several City-owned parcels. A new building or renovation of the existing structure is needed as several deficiencies currently exist throughout the building. Among other items, the roof, HVAC and electrical service are in need of immediate repair. Several other deficiencies exist, including the infiltration of water into our Information Technology department, boiler and electrical rooms, lack of security, lack of compliance with current building codes and other deficiencies. After an extensive process, the Common Council has indicated that building a new facility on the existing City-owned parcel at 201 Delafield Street was the desired location. The new facility will allow for connection to the existing city parking garage and the redevelopment of excess City-owned land.

Justification/ How does this Increase Service to Residents?

A new facility would unite several city services under one roof. It would address security and structural concerns identified above and would reduce our overall heating and cooling costs. The structure would be built to current building code and ADA standards, increasing the building's accessibility.

Fund-Obj.-Project	Funding Sources	FY '19	FY '20	FY '21	FY '22	FY '23	Total
0420-1815-49110	15-Year GO Debt	\$ 24,200,000	\$ 2,200,000	\$ -	\$ -	\$ -	\$ 26,400,000
0420-1815-49110	10-Year GO Debt	\$ -	\$ 923,000	\$ -	\$ -	\$ -	\$ 923,000
Total		\$ 24,200,000	\$ 3,123,000	\$ -	\$ -	\$ -	\$ 27,323,000

Fund-Obj.-Project	Expenditures	FY '19	FY '20	FY '21	FY '22	FY '23	Total
0420-1815-68220	Design and Contingency	\$ 4,300,000	\$ -	\$ -	\$ -	\$ -	\$ 4,300,000
0420-1815-68220	Construction - City Hall	\$ 19,900,000	\$ -	\$ -	\$ -	\$ -	\$ 19,900,000
0420-1815-68290	Furniture, Fixtures & Equip	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -	\$ 2,200,000
0420-1815-68290	Security and IT Infrastructure	\$ -	\$ 923,000	\$ -	\$ -	\$ -	\$ 923,000
Total		\$ 24,200,000	\$ 3,123,000	\$ -	\$ -	\$ -	\$ 27,323,000

Operational Impact/Other

The new structure is likely to reduce heating, cooling and electrical costs due to the use of energy efficient systems and materials. Additionally, it will improve the security of our Information Technology systems.