EUGENE CITY HALL

THINK BIG. START SMALL. MAKE IT HAPPEN.

City Council Update
Wednesday, April 27, 2016

Eugene

ROWELL BROKAW

MILLER HULL

McKenzie COMMERCIAL PLAN. BUILD. DELIVER.

EUGENE CITY HALL AGENDA

- ENERGY PERFORMANCE
- SEISMIC STANDARD
- CIVIC IDENTITY
- COST INFORMATION
- PROPOSED FUNDING
- COUNCIL DECISION POINTS

PROJECT OBJECTIVES

ENERGY PERFORMANCE

- Current Design = LEED Gold
- EUI of 30 kBtu/SF/year or Better
- Path to Net Zero Energy
- Low Operating Costs

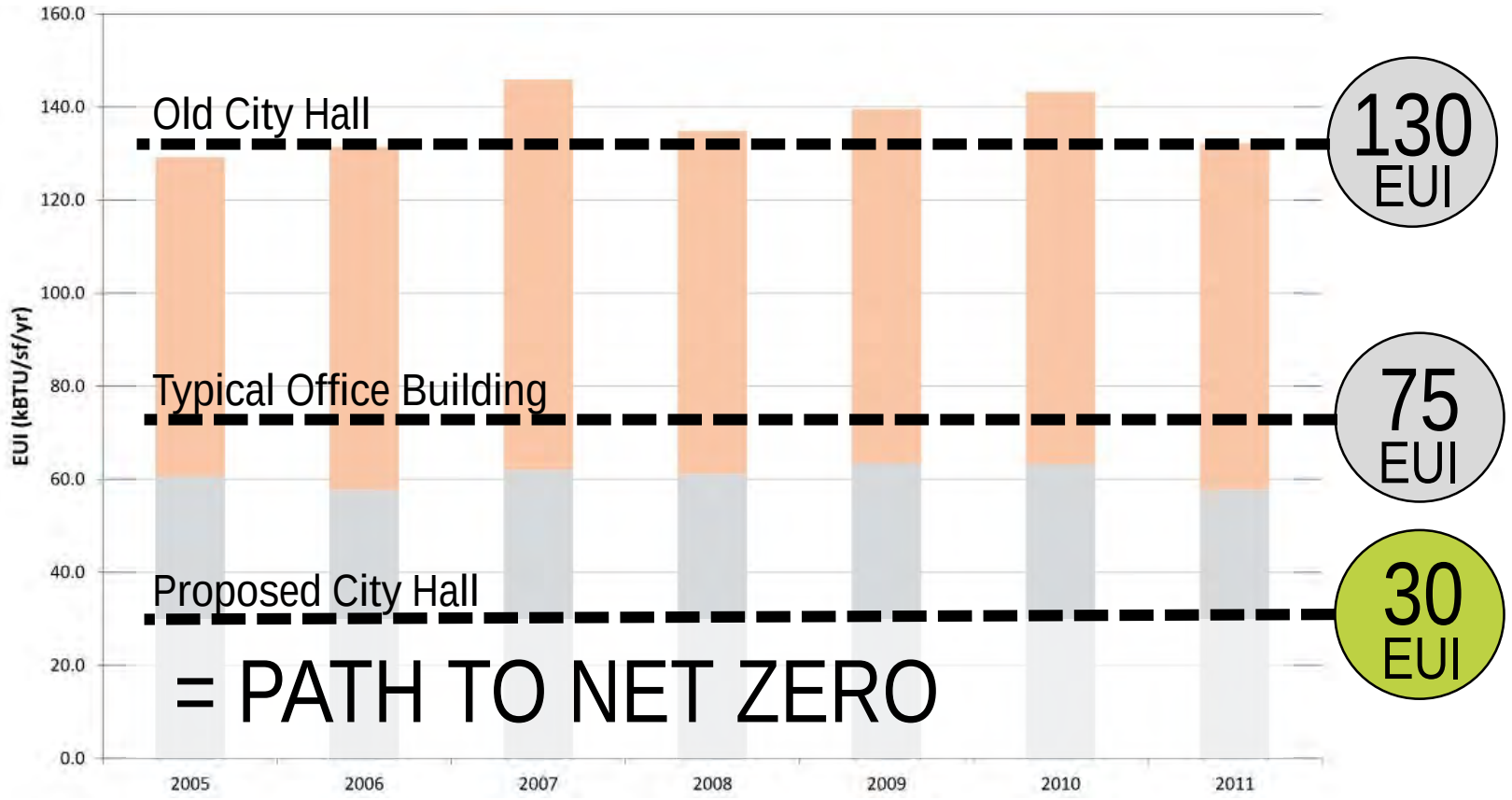
SEISMIC STANDARD

- Risk Category IV Design
- Preservation of Facility Following Cascadia Earthquake

CIVIC IDENTITY

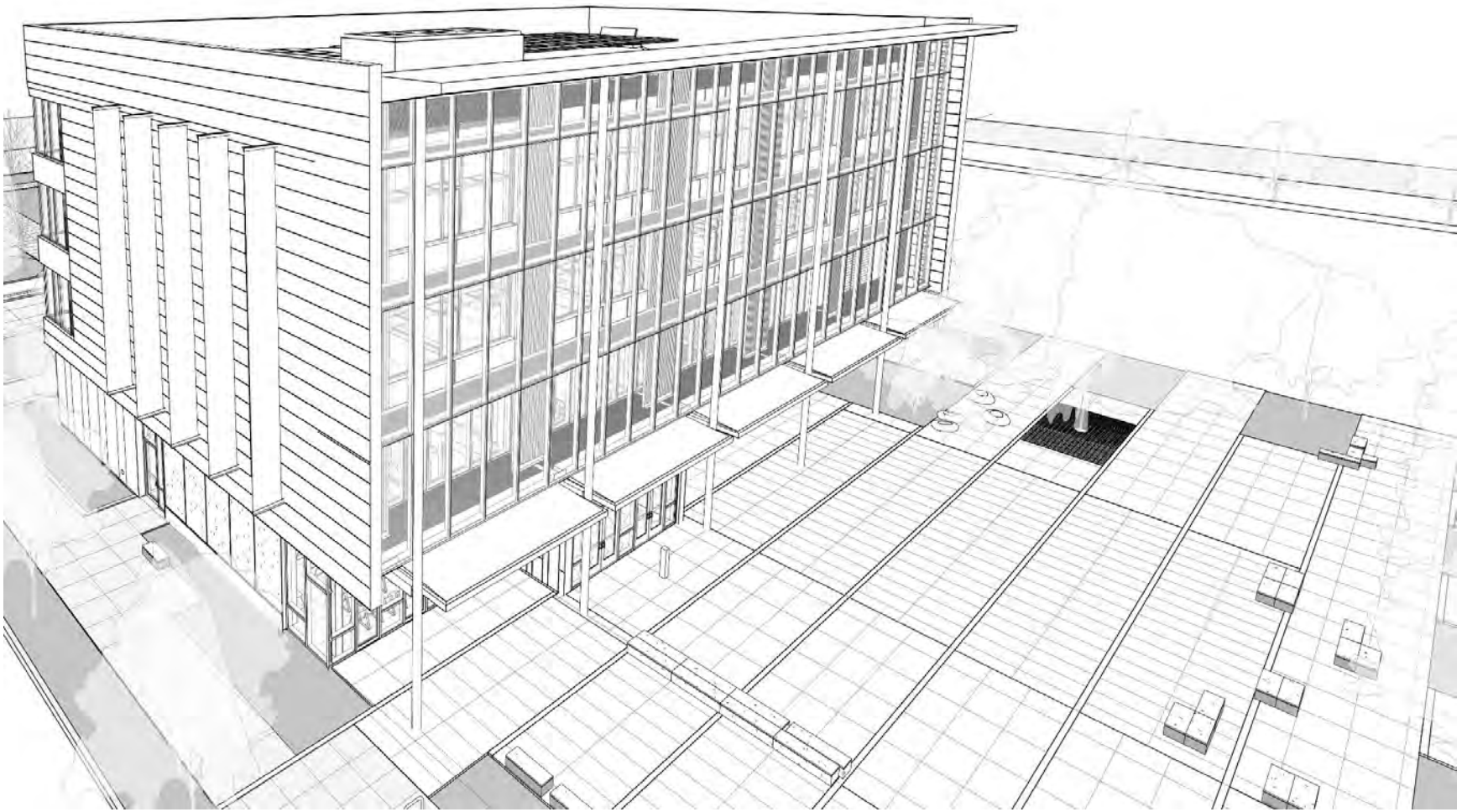
- Transparent, Accessible, Welcoming
- Durable, Lasting, Meaningful, Connected to History
- Public Space and Public Amenities

EUGENE CITY HALL ENERGY PERFORMANCE



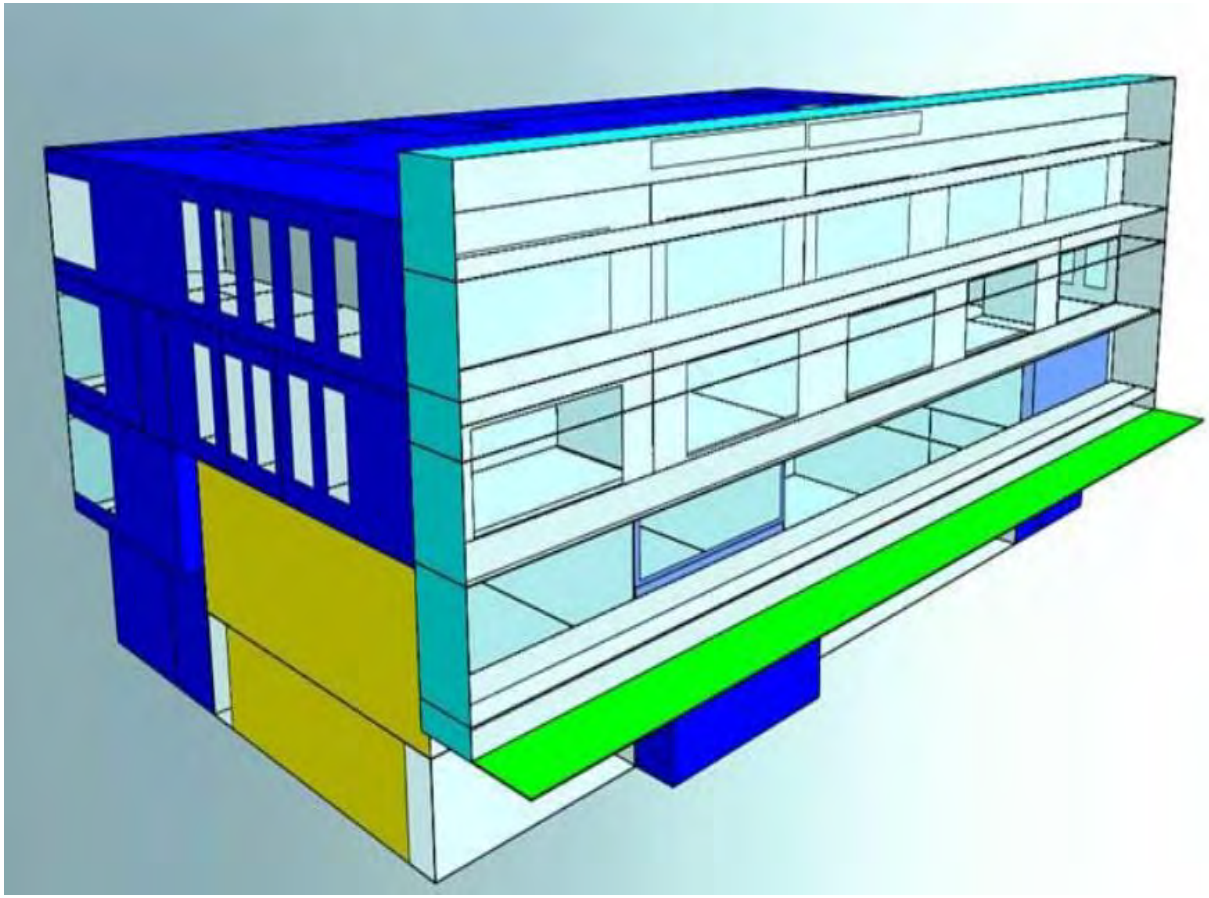
USING LESS ENERGY—EVERY DAY, EVERY YEAR.

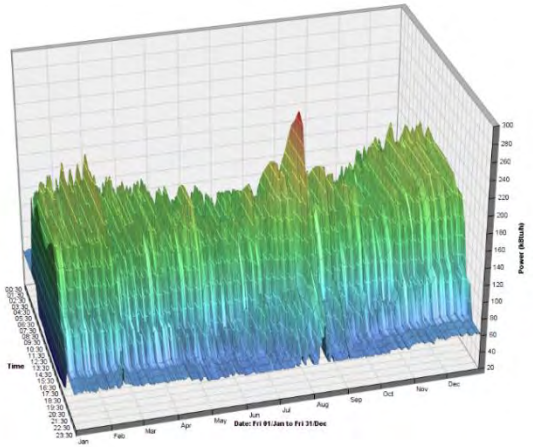
EUGENE CITY HALL ENERGY PERFORMANCE



INTEGRATED DESIGN – BUILDING INFORMATION MODELING

EUGENE CITY HALL ENERGY PERFORMANCE

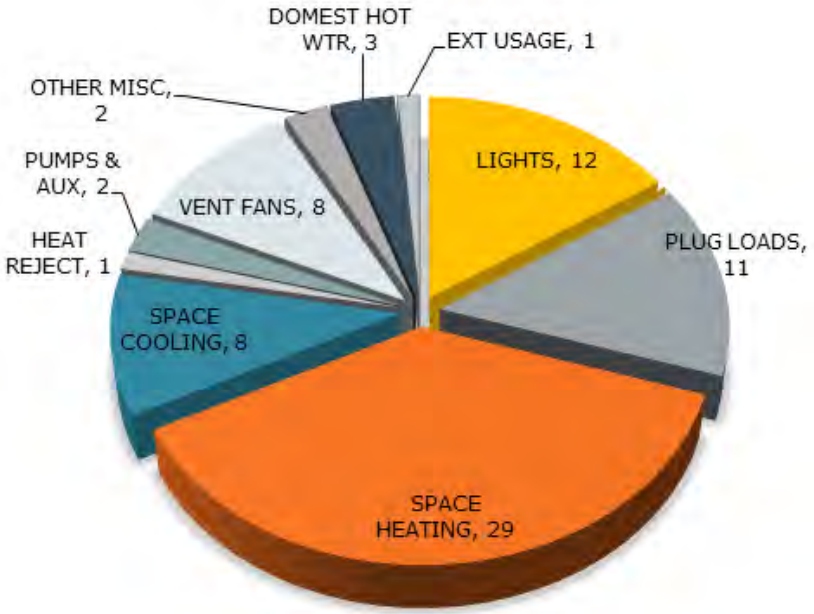


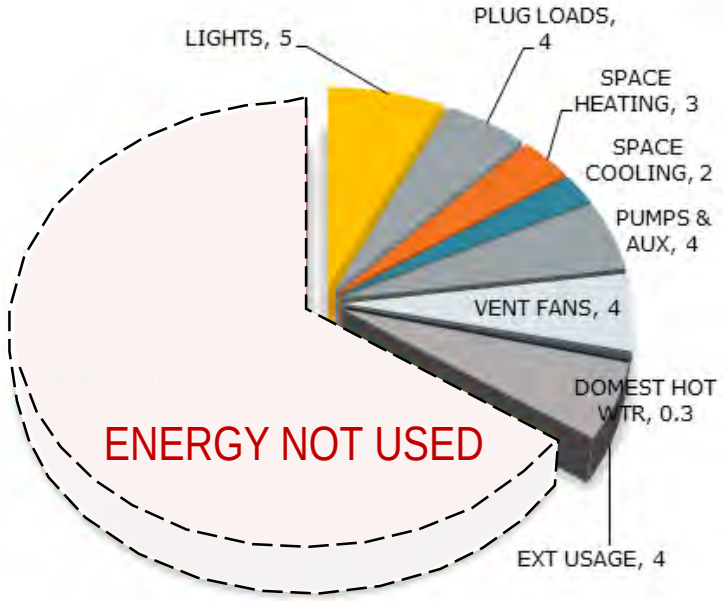


WHOLE BUILDING
ANNUAL ENERGY USE
Combined chart of one year‘s daily energy profiles, showing how Eugene City Hall’s total energy use would vary by hour and season.

ENERGY MODELING - INTEGRATED BUILDING PERFORMANCE ANALYSIS

EUGENE CITY HALL ENERGY PERFORMANCE





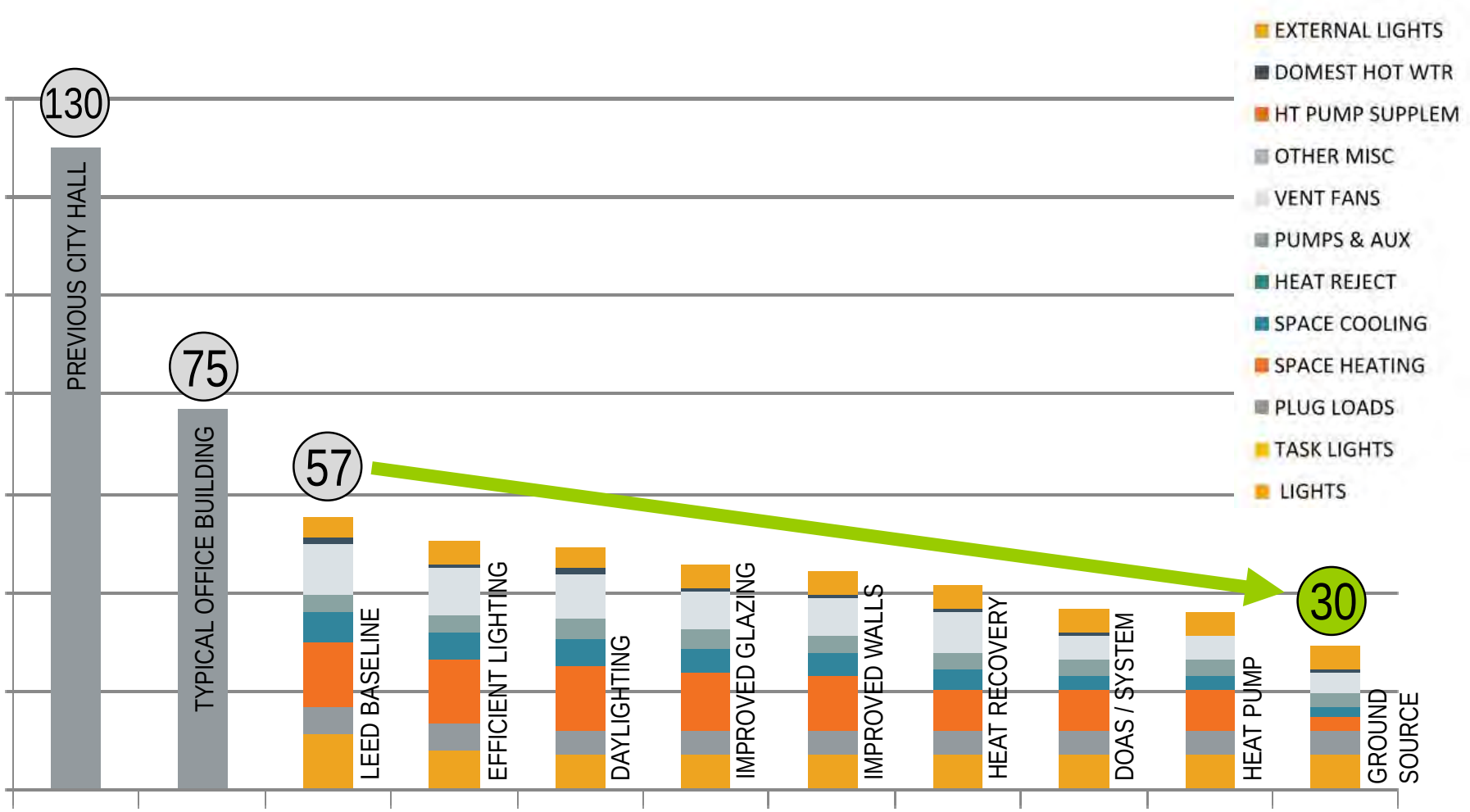
75

TYPICAL OFFICE BUILDING
ENERGY USE INTENSITY (EUI)

30

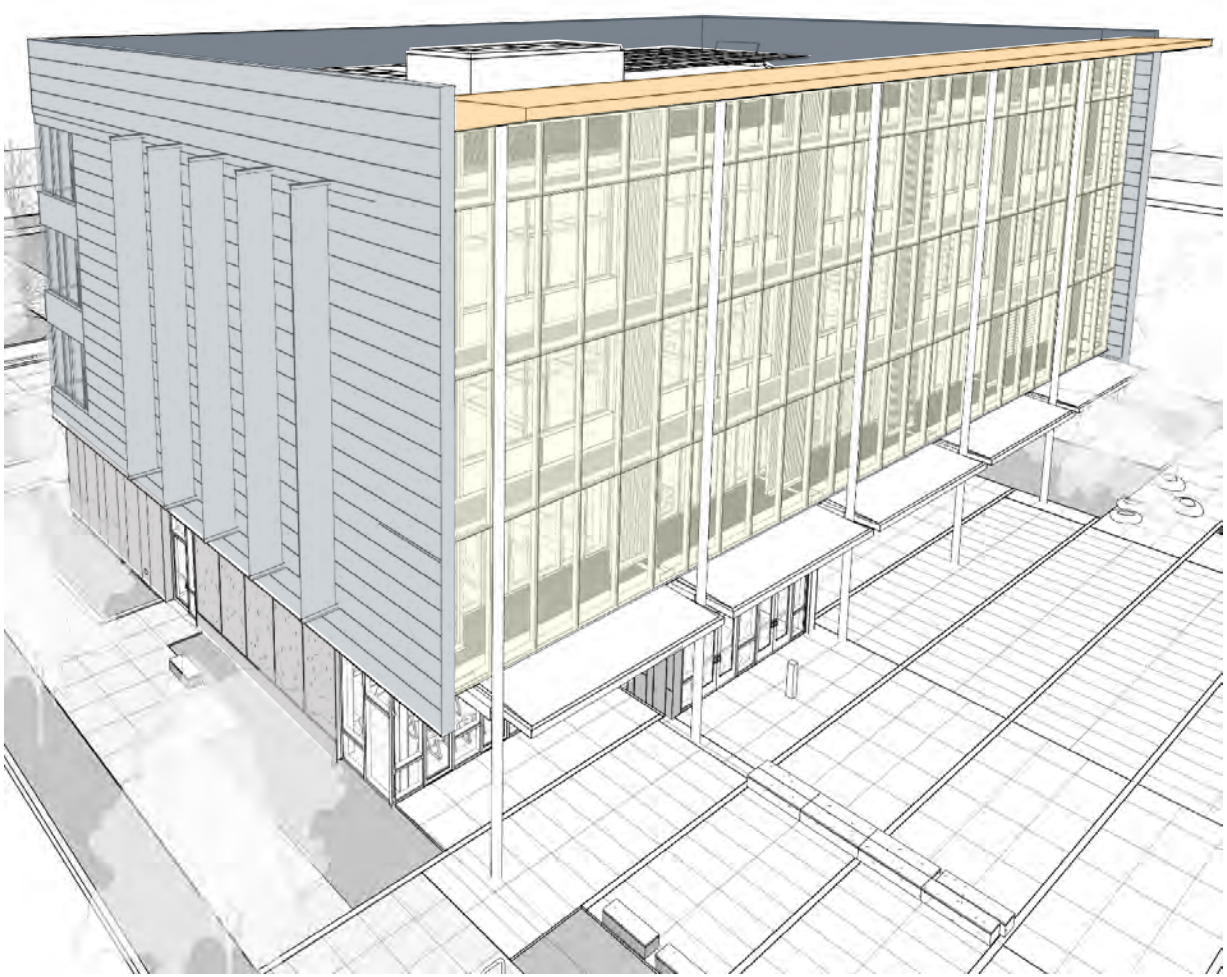
PROPOSED CITY HALL DESIGN
ENERGY USE INTENSITY (EUI)

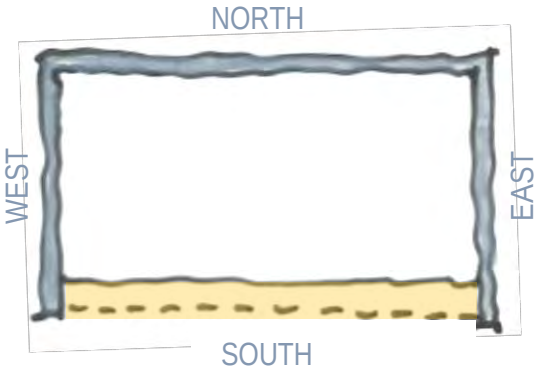
EUGENE CITY HALL ENERGY PERFORMANCE



INCREMENTAL STEPS ADD UP.

EUGENE CITY HALL ENERGY PERFORMANCE



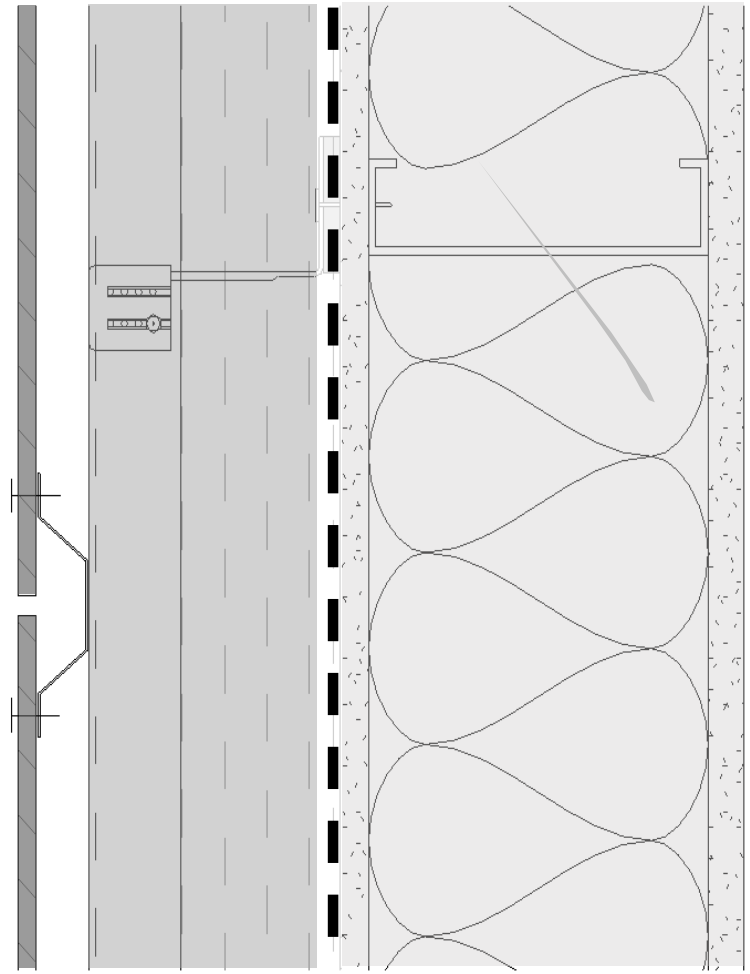


SOLAR RESPONSE

A durable, well-insulated rainscreen protects the north, east and west facades. Ample windows to let in natural light from the north, with fewer windows to the east and west to reduce solar gain. Double-skin façade with reclaimed cedar frame the view to the south plaza.

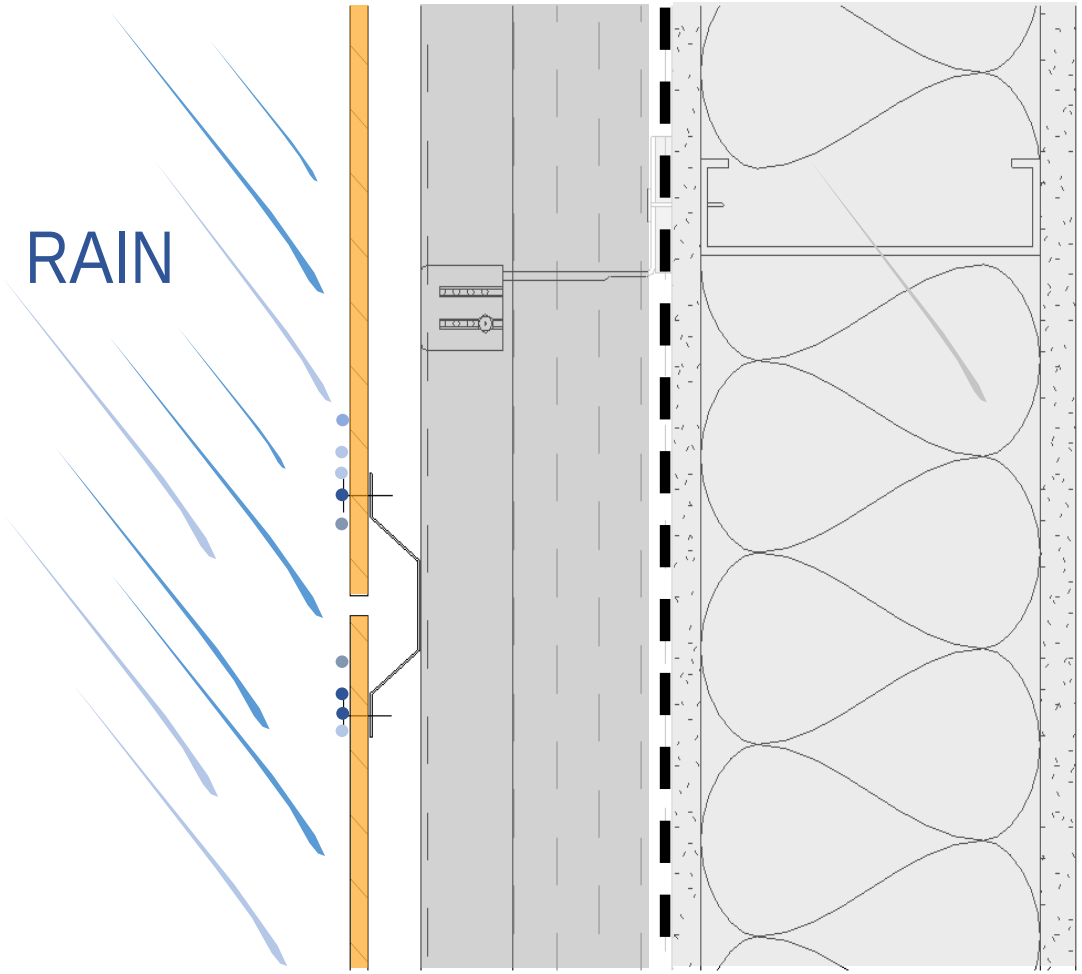
BUILDING ENVELOPE – NORTH, EAST, WEST, SOUTH PERFORMANCE

EUGENE CITY HALL ENERGY PERFORMANCE



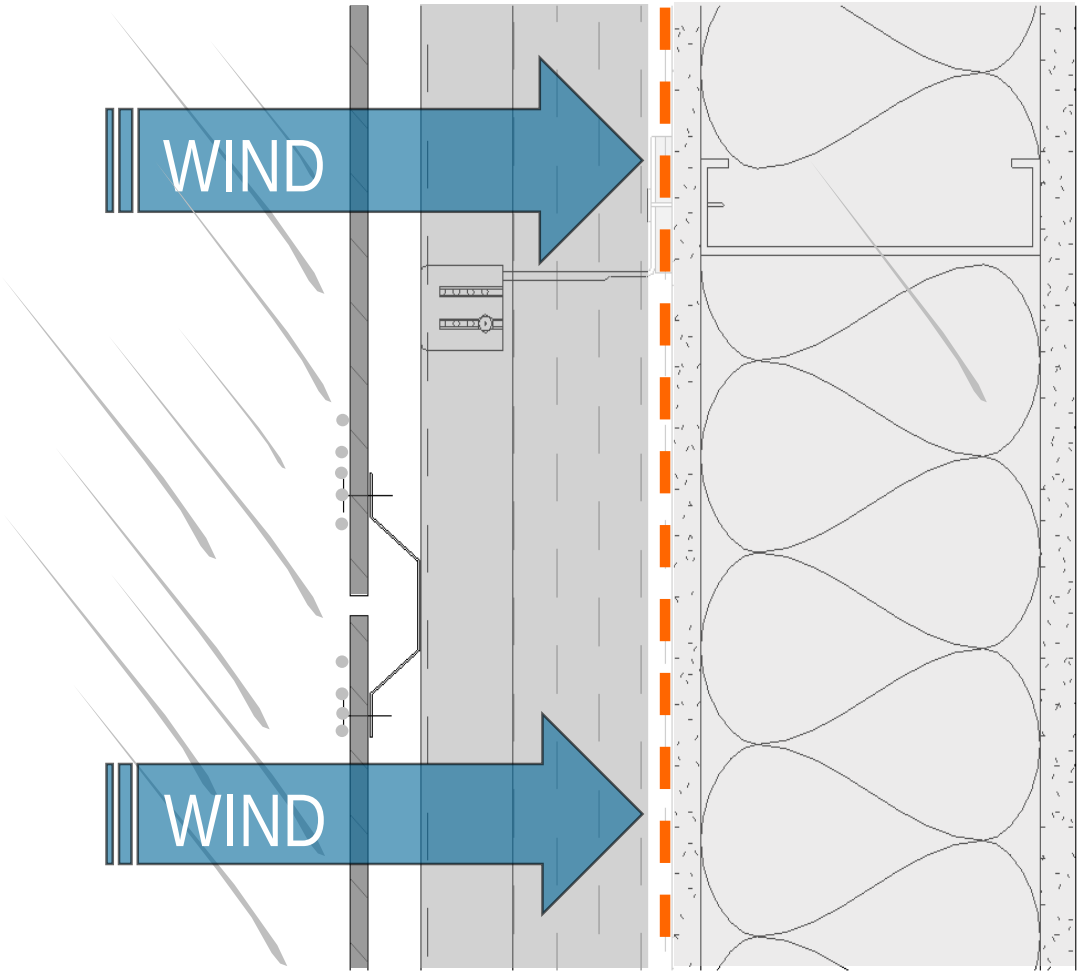
TYPICAL WALL: FOUR STEPS TO A DURABLE, EFFICIENT ENVELOPE

EUGENE CITY HALL ENERGY PERFORMANCE



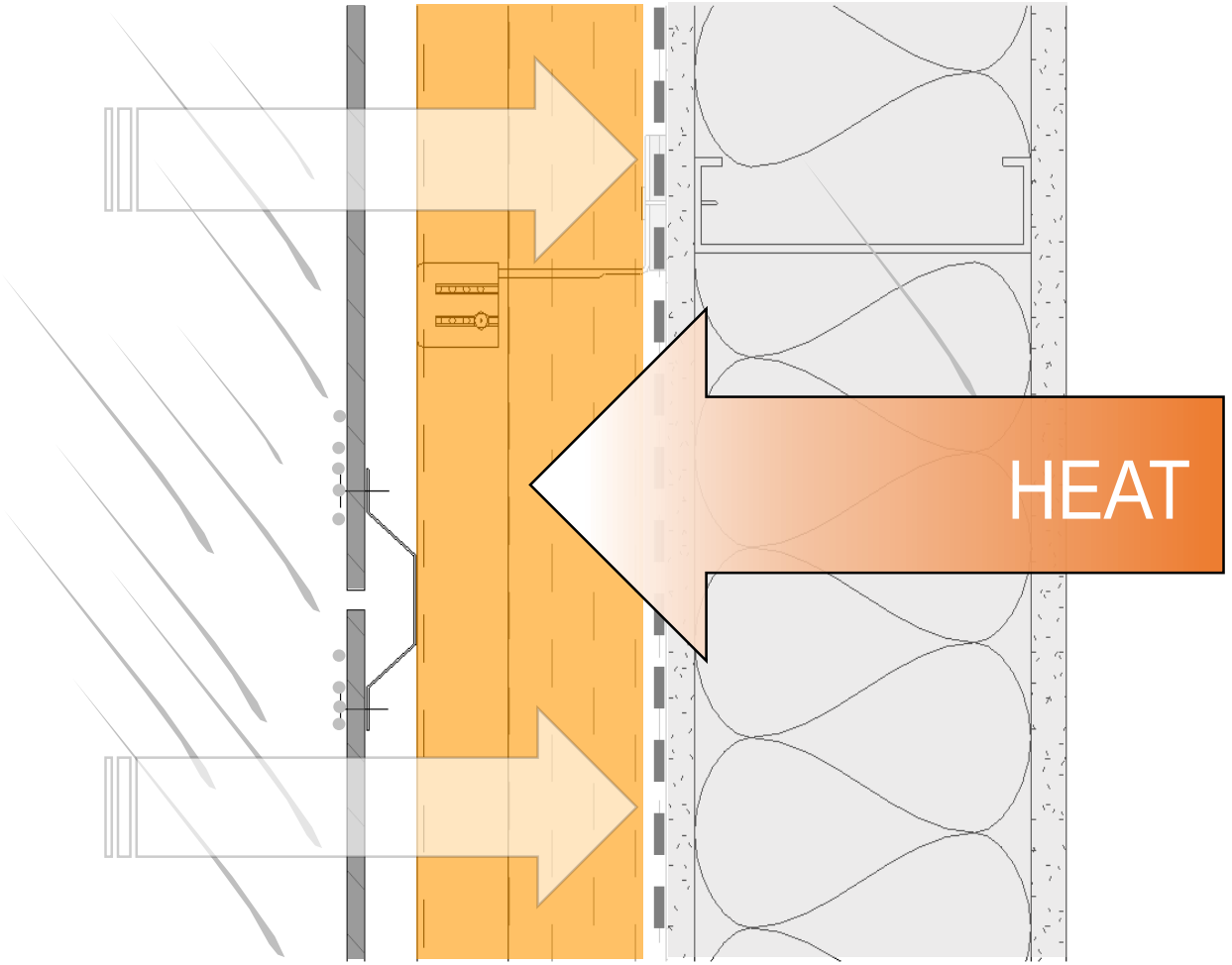
1 PROTECTION FROM WATER – DURABLE EXTERIOR MATERIALS

EUGENE CITY HALL ENERGY PERFORMANCE



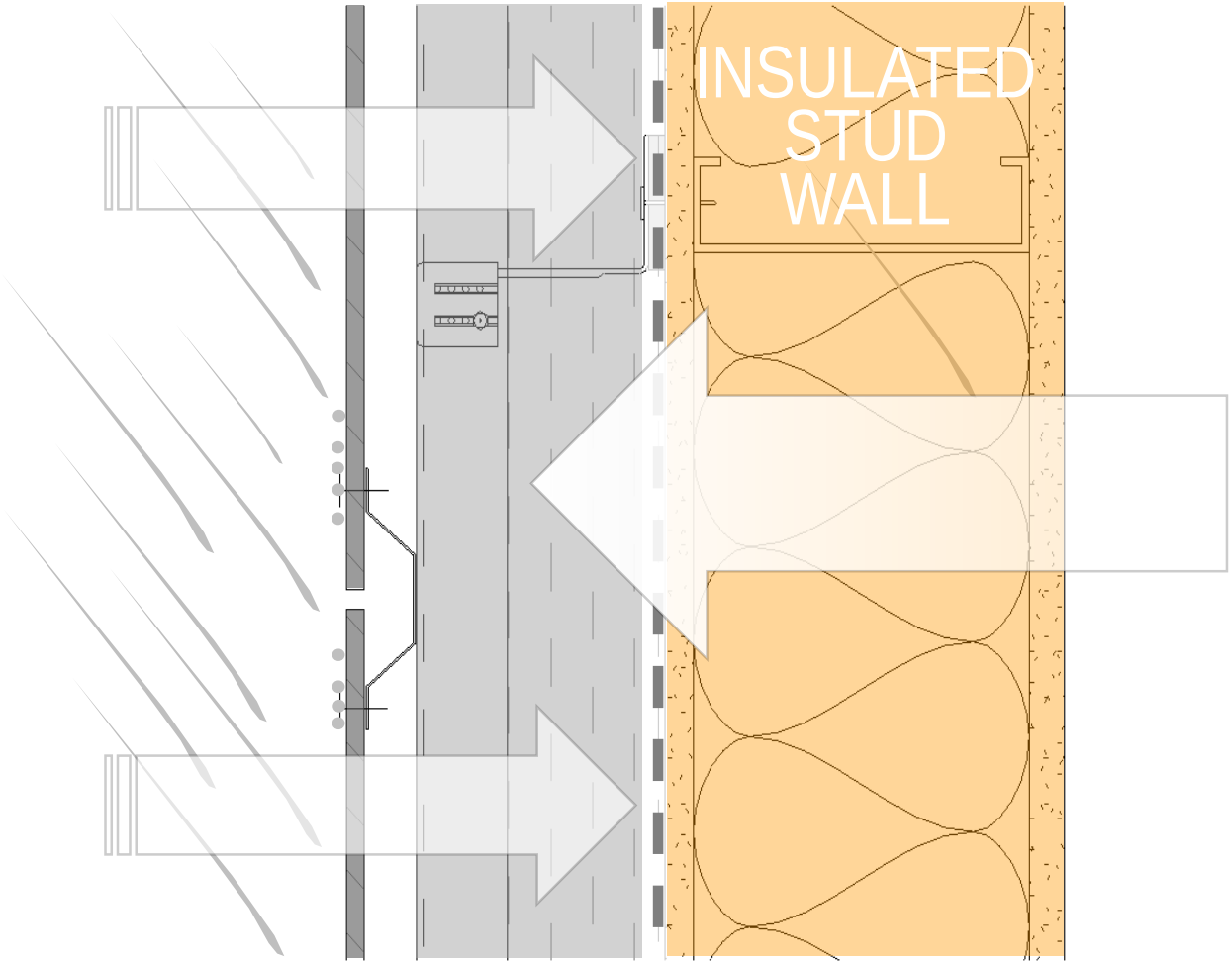
2 PROTECTION FROM WIND – CONTINUOUS AIR BARRIER

EUGENE CITY HALL ENERGY PERFORMANCE



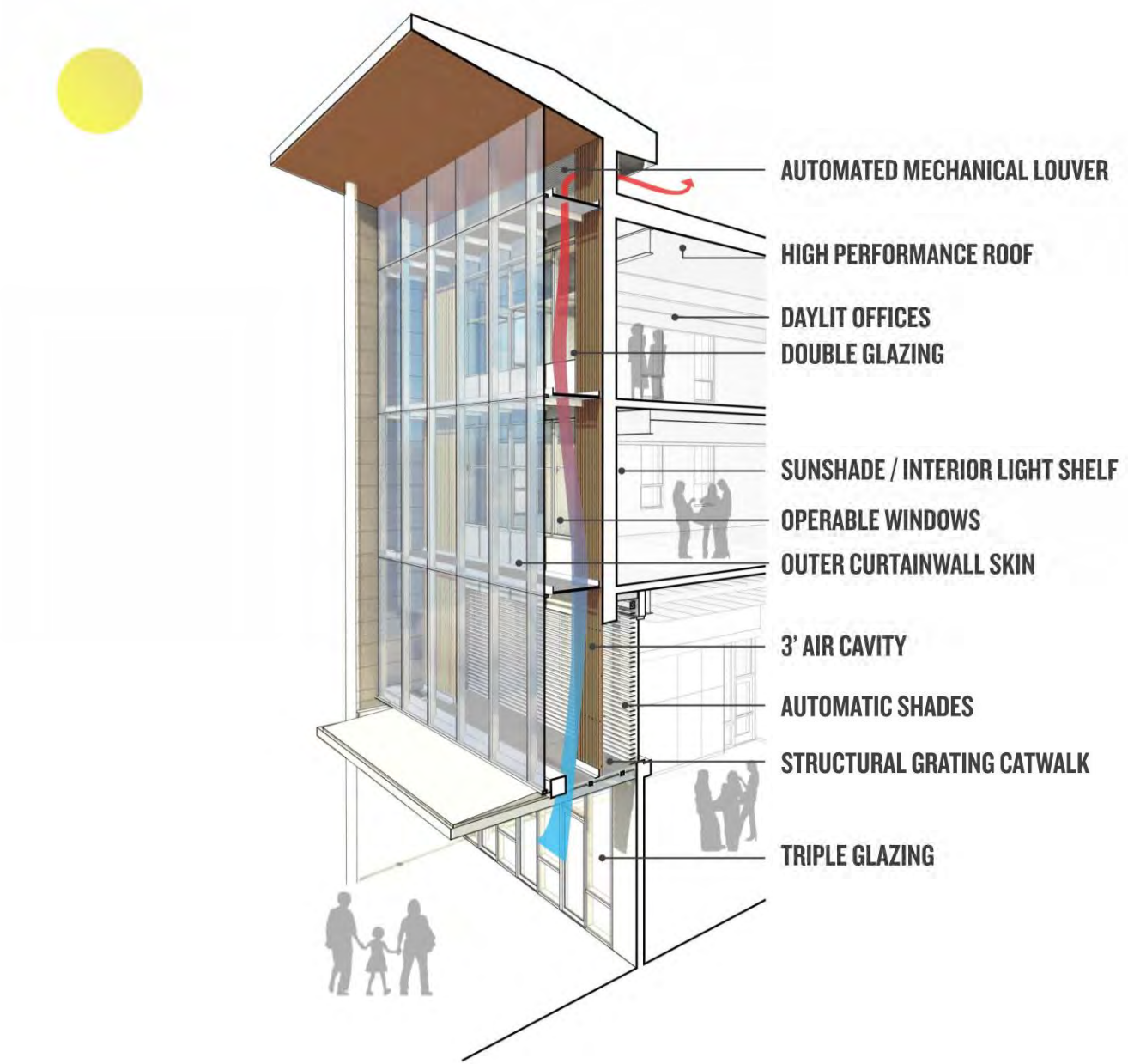
3 REDUCED HEAT LOSS – CONTINUOUS EXTERIOR INSULATION

EUGENE CITY HALL ENERGY PERFORMANCE



4 STRUCTURE INSIDE THERMAL ENVELOPE – METAL STUDS + BATT

EUGENE CITY HALL ENERGY PERFORMANCE



EUGENE CITY HALL CURRENT DESIGN

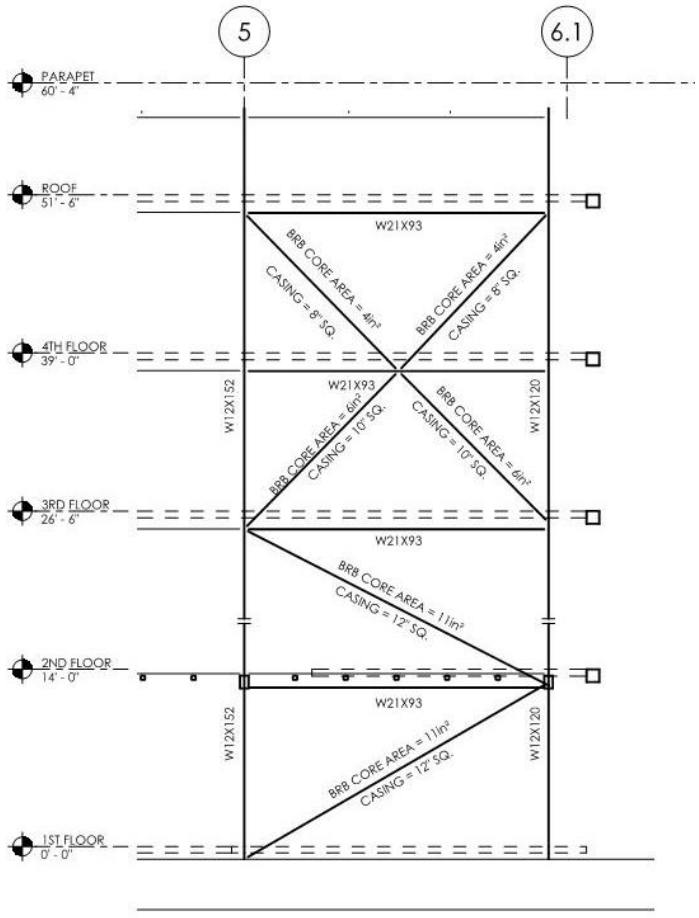
SEISMIC STANDARD CURRENT DESIGN

1.5

RISK CATEGORY IV DESIGN

- Designed to remain operational following Cascadia Earthquake.
- Influences design of structural and other building systems.
- One step above minimum code requirements for assembly occupancy.
- Consistent with City initiative to upgrade other City facilities.
- Aligned with Oregon Resilience Plan recommendations for public agencies to enhance community resilience.

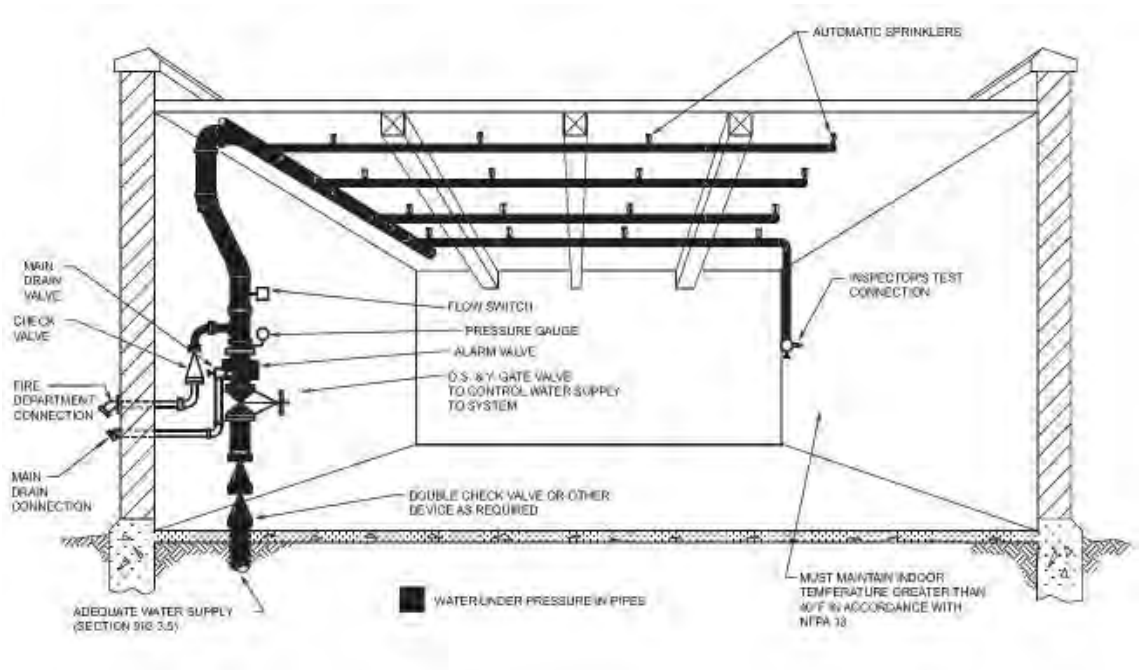
SEISMIC STANDARD BRACED FRAMES



4 BRACED FRAME - GRID D.1
1/8" = 1'-0"

Santa Clarita Seismic Retrofit

SEISMIC STANDARD ADDITIONAL BRACING



Seismic bracing of mechanical, electrical and plumbing systems

EUGENE CITY HALL CURRENT DESIGN

EUGENE CITY HALL CURRENT DESIGN

EUGENE CITY HALL CIVIC IDENTITY

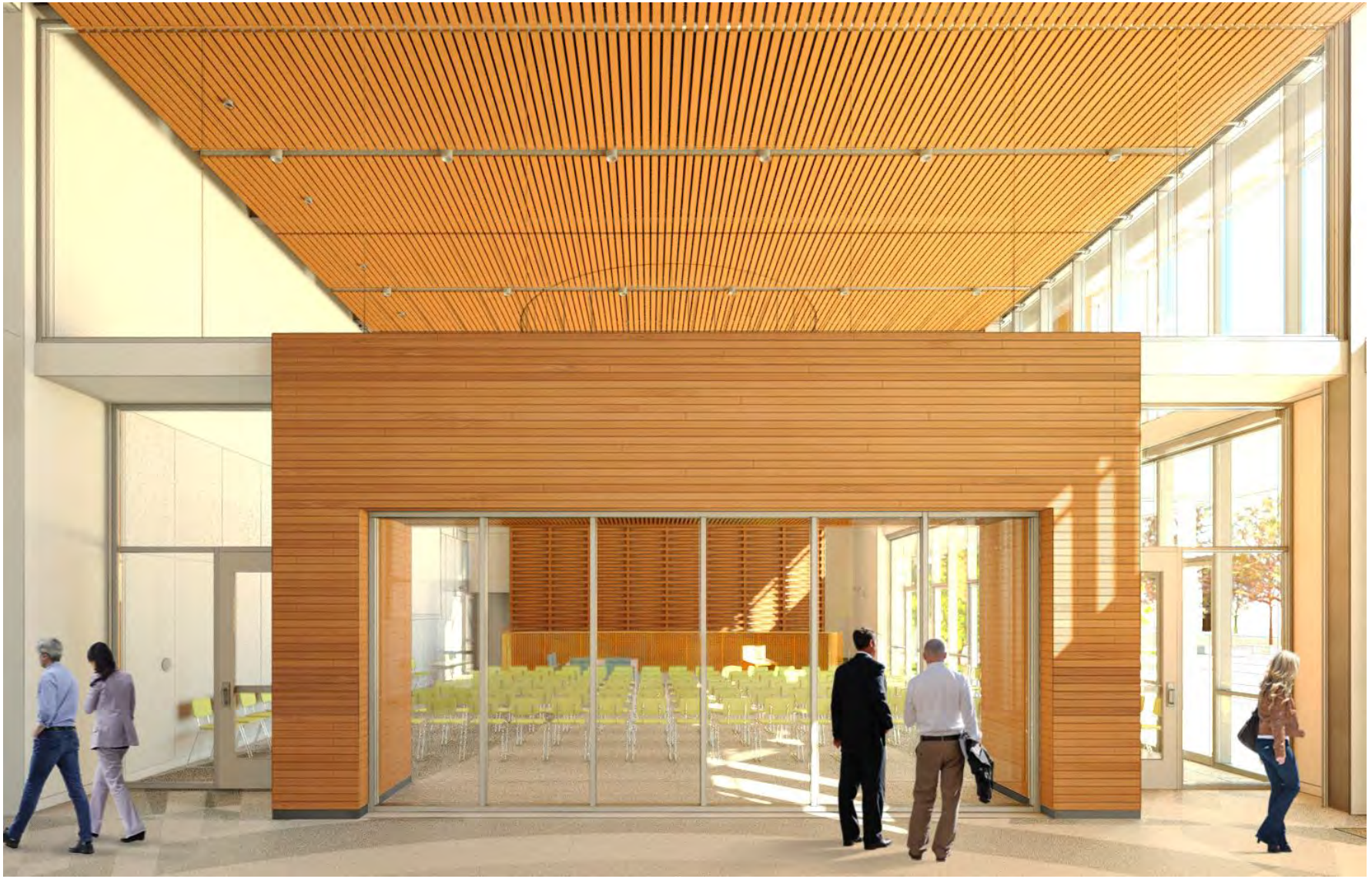
ENVIRONMENTAL

CULTURAL

INDUSTRIAL

EUGENE CITY HALL CIVIC IDENTITY

EUGENE CITY HALL CIVIC IDENTITY



EUGENE CITY HALL CIVIC IDENTITY

PROJECT VALUES GUIDING THE DESIGN

- STEWARDSHIP
- IDENTITY
- PARTICIPATION
- SIMPLICITY
- EUGENE @ 200

EUGENE CITY HALL COST UPDATE

Project Elements	Current Design Cost Estimate	Cost Escalation	Funding Source
RELATED PROJECT COSTS Architectural and Engineering Fees, Project Management, Permit Fees, Furnishings, Art, Etc.	**$6.1M**	**$1.5M**	Capital Budget/ One-Time Savings
DEMOLITION & SITE PREP	**$2M**	**$1M**	Capital Budget
BUILDING CONSTRUCTION COST			
Base Building	$11.4M – $11.9M	$500K – $1M	Capital Budget
Seismic Improvements	$1M	$1M	Risk Fund
Energy Efficiency Improvements	$1M	$1M	Capital Budget
Civic Identity & Presence	$1M	$600K	Capital Budget
SITE CONSTRUCTION COST Plaza, Water Feature, North Parking Lot, ROW Improvements	$1.5M – $2M	<$1M	Capital & Public Works Budgets/Parking Fund/Fundraising
Subtotal Building and Site Construction Costs	**$16M – $17M**	**$4M – $5M**	
Total Project Costs	**$24M – $25M**	**$6M – $7M**	

EUGENE CITY HALL COST COMPARISON

Olympia City Hall
Completed March 2011
60,000 sf / $38.7M Construction
$645/sf
LEED Gold / 1.5 Seismic Standard

Eugene City Hall
Completion December 2017
32,000 sf / $16-17M Construction
$500-530/sf
LEED Gold / 1.5 Seismic Standard

EUGENE CITY HALL
POTENTIAL FUNDING SOURCES

Funding Source	Range of Potential Funding
Capital Budget Allocations	$3.8 – 3.3 million
Risk Fund	$1.0 – 1.5 million
Fundraising	$0.4 – 0.7 million
Public Works Funds	$0.5 – 1.0 million
Parking Fees	$0.1 – 0.2 million
Other One-Time Funding Sources	$0.2 – 0.3 million
Totals	$6.0 – 7.0 million

EUGENE CITY HALL
QUESTIONS FOR COUNCIL

1. Should the new City Hall be a LEED Gold certified building?
2. Should the new City Hall have a seismic rating of 1.5?
3. Should the new City Hall include dedicated offices in the current phase of the project?
4. Should the new City Hall have the level of civic quality included in the presented design?

EUGENE CITY HALL