

Lakeland City Hall Options

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At the November 23, 2021, city council meeting, Council Members Sand and Rivers were tasked to define options for a new or improved city hall. This document outlines several options for a city hall, noting some advantages and disadvantages of each. All costs are rough estimates and need further investigation.

EXISTING INFRASTRUCTURE

The city hall (4,416 gross square feet) is located at 690 Quinnell Avenue North and was built in 1854 and added to in 1985. Several studies have concluded significant investment is required to restore the structural integrity of the building and to bring it into accessibility compliance.

The city water works building (1,878 sf) is located at 1190 St. Croix Trail. In addition to housing Pump Number 1, the building has three offices and a small conference room. Except for city hall meetings, all city business is taking place at this location.

A 2001 space needs study estimated 4,506 sq. ft. of existing space:

- City Administration (incl. basement archives), 2,055 sf
- City Council Chambers 1689 sf
- Public Works (Parks Dept. only), 759 sf

That same study estimated 5,834* sf in future space needs as follows:

- City Administration, 2,423 sf
- City Council Chambers, 1,773 sf
- Public Works and Parks Dept, 1,878 sf

* 241 sf of shared space is not double counted in this total

The existing city hall will require significant repairs within the next several years. A range of options for a new or remodeled city hall are listed below. Except for investing in the existing city hall (Option 5), all options include selling the existing city hall building and property at an estimated proceed of \$200,000.

OPTION 1 – CONSTRUCT NEW BUILDING

The 2015-2016 City Hall Construction Project cost was approximately \$600,000 and should be considered the minimal cost for a new building.

PROS:

- Allows a design that meets existing and future needs, including accessibility for all Lakeland residents. Will be more centrally located than the current city hall.

- Will have more parking space than the current city hall.
- Investing in a new structure will ensure an efficient and accessible city hall for decades to come.

CONS

- The total cost to build new is high relative to other options
- The current building environment is very competitive, leading to high costs and supply concerns.
- There is opposition to a new building. The extent of that opposition is unknown.
- The new building foundation was compromised by the fire that destroyed the building in 2016. Demolition costs of that foundation are in addition to construction costs if the water works site is used.

OPTION 2– LEASE NEIGHBORING TOWNHALL FOR MONTHLY CITY COUNCIL MEETING

Leasing a neighboring city hall assembly space at an annual cost of \$12,000 and moving clerk functions to the water plant office, including \$5,000 for moving and furniture expenses.

PROS

- “Right sizing” of space needs.
- Cost is much less than building new or remodeling the existing city hall.
- Improved accessibility (assuming leased city hall space has such).
- Partnership with neighboring community may build relationships for additional collaboration.

CONS

- Potential loss of Lakeland identity.
- Uncertainty in future lease terms; ability for city self-determination.
- Requires city residents to travel out of Lakeland for city council meetings (remote meeting attendance may alleviate some of this concern).

OPTION 3- LEASE FROM AFTON-LAKELAND ELEMENTARY FOR MONTHLY CITY COUNCIL MEETING

Rent from Afton-Lakeland Elementary School (Stillwater Area Public Schools) at a nominal cost and permanently moving clerk functions to the water plant office, including \$5,000 for moving and furniture expenses.

PROS

- “Right sizing” of space needs.
- Cost is much less than building new or remodeling the existing city hall.
- Improved accessibility compared to the existing city hall.
- Likely able to use existing A/V and remote meeting infrastructure (assumption)
- Lease costs benefits Stillwater Area School District.

CONS

- Uncertainty in future lease terms; ability for city self-determination.

- Acoustics in a gymnasium may be undesirable.

OPTION 4 – LEASE EXISTING SPACE IN LAKELAND

Leasing existing Lakeland space for city hall assembly space and clerk office functions at an annual cost of \$36,000. Moving and furniture costs are estimated at \$10,000

PROS

- “Right sizing” of space needs.
- Cost is much less than building new city hall.
- Improved accessibility
- Improved visibility is possible in some lease locations (i.e., located on St. Croix Trail)

CONS

- Uncertainty in future lease terms; ability for city self-determination.

OPTION 5 – REMODEL EXISTING CITY HALL

SEH was contracted to assess the building condition prepare estimates for repairs and improvements. Based on the SEH October 14, 2021 report the table below details low and high end estimates for building repairs.

<u>Item</u>	<u>Low End Cost</u>	<u>High End Cost</u>
Retaining Wall	\$12,000	\$12,000
Main Entry Stoop	-	\$5,000
Council Chamber Stoop	-	\$5,000
Turf	-	\$2,000
Moisture Infiltration	\$3,000	\$5,000
Foundation walls	\$5,000	\$5,000
Roof Structure	\$125,000	\$150,000
Exterior Siding	\$18,000	\$26,000
Doors	-	\$8,000
Roofing	\$35,000	\$40,000
Interior Circulation	\$20,000	\$20,000
Council Chamber	-	\$5,000
Office Space	-	\$1,000
Main Level Restrooms	\$35,000	\$40,000
<u>Life Safety Lighting</u>	=	<u>\$7,000</u>
TOTAL	\$253,000	\$331,000

PROS

- Maintain city identity and history of current location.
- Builds on investments over the past several years.

CONS

- The city hall was built in 1854.

