

Agenda Information Sheet

DEPARTMENT: Transportation

ACM: Mario Canizares

Date: August 15, 2017

SUBJECT

..Title

Receive a report, hold a discussion and give staff direction regarding the proposed renovation and adaptive use of City Hall West Located at 221 North Elm.

..Body

BACKGROUND

The City of Denton constructed City Hall West (CHW) located at 221 North Elm Street in 1927. This Spanish Renaissance style building served as City Hall from 1927 to 1967 housing primary City administrative offices and serving as the Central Fire Station during that time frame. The facility served the community in various roles over the past 90 years including Central Fire Station late 1960's to 1980, Police Station 1983 to 1994 and most recently housed the Development Services Department from 1995 to 2016. The facility was vacated in November 2016, when Development Services relocated to 215 West Hickory Street.

Future use or out-year use of CHW has been under consideration for the past five years. In the absence of a long-term plan for the facility, certain maintenance activities to include replacement of the elevators, flooring, and the HVAC system have been deferred. In addition to these items, the existing windows are rapidly deteriorating and are in need of replacement in the near-term. Because CHW is a Recorded Texas Historic Landmark (RTHL), it is staff's opinion that any significant repair or replacement of the windows could alter the façade of the building therefore, consideration should be given to restoring the windows to match the original construction and maintain the historical integrity of the building.

Several inquiries have been made in the past 12 months by various non-profit organizations to lease this facility. Prior to negotiating or entering into a lease agreement with another agency, staff has been asked to identify the maintenance needs and consider how the facility may be utilized. Based on varied requests or suggested uses of the facility; such as office/administrative, event center, educational, museum and artisan work space or art gallery, staff was directed to engage an historic preservation consultant to conduct a condition analysis of the facility and consider different rehabilitation concepts.

In late June 2017, staff engaged Architexas with offices in Dallas and Austin to review qualifications, experience and interest related to the proposed renovation of City Hall West. Architexas is a premier historic preservation firm in the State of Texas with over 39 years of experience, specializing in historic preservation, rehabilitation and adaptive reuses of historic structures. Architexas worked on the renovation of the 1896 Denton County Courthouse in 2001-04 and provided full architectural services for the exterior restoration and adaptive use of the 1927 Collin County Courthouse in McKinney. On July 21, the City of Denton entered into a professional services agreement in the amount not to exceed \$27,500 to provide a conditions analysis and develop planning level cost estimates for three renovation concepts:

1. Complete restoration of the exterior and interior to the original design as close as possible that will meet all codes and accessibility requirements (high option).

2. Restoration of exterior to original conditions and develop an adaptive use strategy for the interior to accommodate complimentary new uses while meeting all codes and accessibility requirements (middle option).
3. Restoration of exterior to original conditions and renovation of interior to meet code for use in current or near current floor plan/use (low option)

Architexas submitted a preliminary report (Exhibit 2) dated August 8, 2017. This report provides general conditions of the facility and recommended maintenance or restorative actions. As requested, Architexas provided preliminary planning level estimates on the aforementioned options; high, medium and low. Exhibit 2 details proposed action items and outlines the following costs estimates for activities associated with each option:

OPTIONS	ESTIMATED COST
1. Interior and exterior rehabilitation to 1927	\$5,352,430
2. Exterior renovation + Interior Adaptive Use	\$5,698,956
3. Exterior renovation + update interior based on current use	\$3,775,176

Staff anticipated the middle option (Option 2) would be less costly than the high option (Option 1) understanding the intention of renovation would be to restore the building as closely to original 1927 conditions as possible. However, the additional work associated to create adaptive space outlined in Option 2, resulted in a higher cost than Option 1.

Although three options or concepts have been identified as part of the scope of Architexas, the intent of this agenda item is to outline options and review other considerations for the short and long-term use of CHW. Staff will facilitate the discussion of this item using the PowerPoint presentation (Exhibit 3). Craig Melde, Senior Principal with Architexas, will also participate in presenting this item, along with Roman McAllen, Historic Preservation Officer and various staff members.

ESTIMATED SCHEDULE OF PROJECT

No schedule for design work has been prepared at this time. A schedule could be developed based on direction of a specific concept or action plan.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

- September 7, 1982 - City Council approved Historic Landmark Designation of 221 North Elm, CHW (Ord 82-69).
- November 11, 2013 - Historic Landmark Commission voted unanimously (8-0) to recommend approval of a petition by the Denton County Historical Committee to the Texas Historic Commission for a Recorded Texas Historic Landmark designation of CHW.
- December 1, 2013 - Planning and Zoning Commission voted to recommend CHW for an RTHL designation.
- April 8, 2014 – Council considered sale of CHW and the application to designate CHW as a RTHL.
- September 9, 2014, Council approved resolution R2014-033 to submit a petition from the Denton County Historical Commission requesting the CHW be designated as a RTHL.
- June 16, 2015 - Denton City Council considered future use of the facility and relocation of Development Services out of CHW.
- July 28, 2017 - Informal Staff Report.

FISCAL INFORMATION

Architexas was contracted on July 21, 2017, in an amount not to exceed \$27,500 to conduct a facility analysis and provide a planning level cost estimates for multiple renovation concepts. The state tax credit program provides a 25-percent historic franchise or insurance tax credit based on qualified rehabilitation costs. Funding for substantial renovation has not been identified. Funding to facilitate window replacement estimated at \$250,000 is available as part of the Facilities Management's annual Capital Improvement Program.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Public Infrastructure

Related Goal: 1.1 Manage financial resources in a responsible manner

EXHIBITS

2. Old City Hall Rehabilitation Assessment Report dated August 10, 2017
3. CHW PowerPoint Presentation

Respectfully submitted:
Mark Nelson
Transportation Director