



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: **Transportation**

CM/ DCM/ ACM: **Mario Canizares**

DATE: **June 26, 2018**

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding an update on the progress made by the City Hall West Steering Committee.

BACKGROUND

In July 2017, the City of Denton engaged Architexas, with offices in Dallas and Austin, to assist with the proposed renovation of the 1927 City Hall, City Hall West (CHW). 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 reuse of historic structures. This firm worked on the renovation of the 1896 Denton County Courthouse and provided full architectural services for the exterior and adaptive use of the 1927 Collin County Courthouse in McKinney. Architexas was charged with completing an assessment of the facility and developing three preliminary conceptual designs with a planning level cost estimate for each concept.

The Old Denton City Hall (City Hall West) Preliminary Rehabilitation Assessment Report and the concepts it outlined was presented as part of an August 15, 2017, Council Work Session. Staff received direction to move forward with advancing a redevelopment plan for the facility as part of the Work Session. In November 2017, Council appointed a CHW Steering Committee to identify current City of Denton and community needs that could be matched with space that may be created as part of any renovation of the facility. Additional duties of the 24 member Committee include the review of financial options to fund the renovation, long-term financial considerations for operation and maintenance of the facility, whether to lease the renovated facility and consideration of grant opportunities.

The CHW Steering Committee was formally established by Resolution R2017-040 on November 7, 2017, and amended by Resolution R2017-049 on November 14, 2017. The resolution states that upon completion of the duties charged, the CHW Steering Committee shall be dissolved or on August 1, 2018, without further action of the City Council

The first meeting of the CHW Steering Committee was held on December 18, 2017. During this meeting, information was provided by staff on the purpose and charge of the Committee, background on the project, and a chair and vice chair were selected. As part of the December meeting, the Committee was able to tour CHW to get a better understanding of the current conditions, architectural elements and sense of space.

A meeting of the CHW Steering Committee was held on Monday, January 22, 2018. Craig Melde, principal architect with Architexas, presented historical information on the building and facilitated a discussion of the goals and possible future uses for the building to be studied. The Committee discussed overarching goals for the rehabilitation of the building, including:

- Preserve/restore the exterior.
- Adapt for community/public use.
- Achieve State and Federal standards.
- Rehabilitate significant character defining spaces.
- Meet or exceed high environmental and energy efficiency.
- Integrate/connect to downtown district.
- Youth friendly.
- Civic pride.
- Income producing to offset costs.

The Committee discussed holding a minimum of one public forum to present information to citizens about the building and to receive input.

The Steering Committee held their third meeting on March 5. Craig Melde presented information on different projects in which he has been involved including different financing models, whether they were a public-private partnership or publicly funded. Mr. Melde also presented information on the Secretary of the Interior's Guidelines for Rehabilitation which have been identified by the Committee as a goal to follow as part of any rehabilitation of the building. The Committee gave direction for Architexas to further refine two of the floor plans presented and develop economic models of the building based on those plans. The plan was a mixed use type facility focused on restoring the character defining spaces (Fire Truck Room, Auditorium, and Main Entryway) with lease space for offices or art studios on the upper levels. The larger fire truck room could be used as an event facility, possibly with an outdoor courtyard to the north, and the auditorium could be used as a performance hall or theater.

At the April 2 Committee Meeting, Craig Melde presented two conceptual options, both included the use of the original truck bay for display of a 1935 Peter Pirsch Hook & Ladder Fire Truck. The truck is currently owned by Denton County, but was once owned by the City of Denton and originally stationed at the facility. Discussion was held on the McKinney Performing Arts Center as a small contingent of the CHW Committee toured that facility. Craig Melde outlined operating metrics of the facility to include revenue streams and operating expenses. There was discussion on the financial solvency of the facility serving as an arts venue. Craig Melde indicated it may be helpful for Joanna St. Angelo, Director of the Sammons Art Center in Dallas, to assist in analyzing the preliminary proforma developed by Architexas. The Committee further indicated they wanted a more detailed business plan prior to holding a public forum to present what has been studied.

Based on the comments of the Committee regarding financial assessment at the April 2, 2018, meeting, staff negotiated a professional services agreement with Ms. St Angelo in the amount of \$5,000. This was to assist in developing a business plan, programming options and refining the preliminary proforma for repurposing CHW as a multipurpose arts facility. In early May, Ms. St. Angelo met with the Architexas, toured CHW, and recommended that the architects revise the concepts, based on what she understood to be the direction of the Committee to repurpose the facility to maximum potential as a multipurpose arts facility.

As part of the May 21 CHW Committee Meeting, the revised conceptual options were presented for discussion and Ms. St. Angelo provided a general overview of the work plan she would implement to develop the business plan. These conceptual plans did not show the outline of the fire truck in the former truck bay, previously included in past conceptual plans presented by Architexas. Discussion was held by the Committee about the fire truck and a majority of the Committee members present indicated they did not believe housing the fire truck should be a priority for the facility, rather they supported including the truck, if there was no impact to the functionality of CHW as a multipurpose arts center. Ms. St. Angelo is advancing work on the business plan as described and has also been asked to consider the fire truck display as an option, along with reserving space for use as a veterans museum/incubator location.

Staff is seeking direction for modifications or additions to the current conceptual design of the facility, the Committee's role moving forward, and whether Resolution R2017-049 should be modified to extend the Committee's dismissal date past August 1, 2018.

RECOMMENDATION

Staff recommends modification of Resolution R2017-049 to have the Committee dissolve upon completion of the duties charged to the Committee, or on December 31, 2018.

ESTIMATED SCHEDULE OF PROJECT

- Staff expects a proposed business plan to be presented by Joanna St. Angelo at the next Committee meeting on July 16, 2018.
- The Committee has directed staff to coordinate an open house in July for the public to provide input on the project.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

August 15, 2017 - City Council Work Session review of initial rehabilitation concepts.

November 7, 2017 - The CHW Steering Committee formally established by Resolution R2017-040.

November 14, 2017 - Resolution R2017-049 amends Committee membership requirements and established August 1, 2018, as Committee's end of term.

FISCAL INFORMATION

A professional services agreement with Architexas to facilitate the design of the building at the direction of the CHW Steering Committee for \$50,500. A professional services agreement with Joanna St. Angelo has been awarded to provide a business plan for the proposed design of the facility for \$5,000. The total cost of the project is \$55,500.

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: 2.3 Promote superior utility services and facilities

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2 – Resolutions 2017-040 and 2017-049

Exhibit 3 – May 21, 2018 CHW Steering Committee Presentation

Exhibit 4 – PowerPoint Presentation

Respectfully submitted:

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