

CITY OF WEST UNIVERSITY PLACE

City Council Update

March 28, 2022

PGAL

CITY OF WEST
UNIVERSITY PLACE



OBJECTIVES

- Consider long term facility needs and locations to satisfy the long term (next 50 years) needs of the City of West University Place
- Long term decisions will inform the near term and short term facility decisions that will need to be made to facilitate staff and program growth as well as maintenance decisions.
- Factors for facility decisions:
 - Security deficiencies and requirements
 - Facility vulnerabilities
 - Age of and expected life cycle of structures
 - Program needs
 - Location verses service requirements
 - Cost of improvements

OBJECTIVES

- Confirm long term location strategies and options for the following facilities:
 - City Hall (Admin, Finance, Human Resources, EOC, IT)
 - Fire Department
 - Police Department
 - Public Works Administration and Community Development
 - Public Works Operations, Water, Sewer, Solid Waste, Facilities Maintenance and Fleet Maintenance
 - Animal Services
 - Community Building
 - Senior Center
 - Library
 - Recreation Facilities

FEEDBACK FROM COUNCIL WORKSHOPS

- Workshops held December 13th, January 31st, and February 28th
- Desire to Keep Key Functions within City Center:
 - EOC
 - Fire Department
 - Police Department
 - IT
 - Library/Community Building/Senior Center
- Desire to Have Facilities and Operations Connected and Work for the Benefit of Residents
- Desire to have City Hall remain at 3800 University (Existing Building)
- Desire to consider a combined Library/Community Building/Senior Center
- Desire to replace the Fire Station rather than reconstructing at 3800 University
- Desire to Consider Options for Relocation of Public Works Functions out of City Center:
 - Public Works Operations, Water, Sewer, Solid Waste, Facilities Maintenance and Fleet Maintenance to Westpark/Dincans
 - Consider including Recycle Center in new Public Works Campus

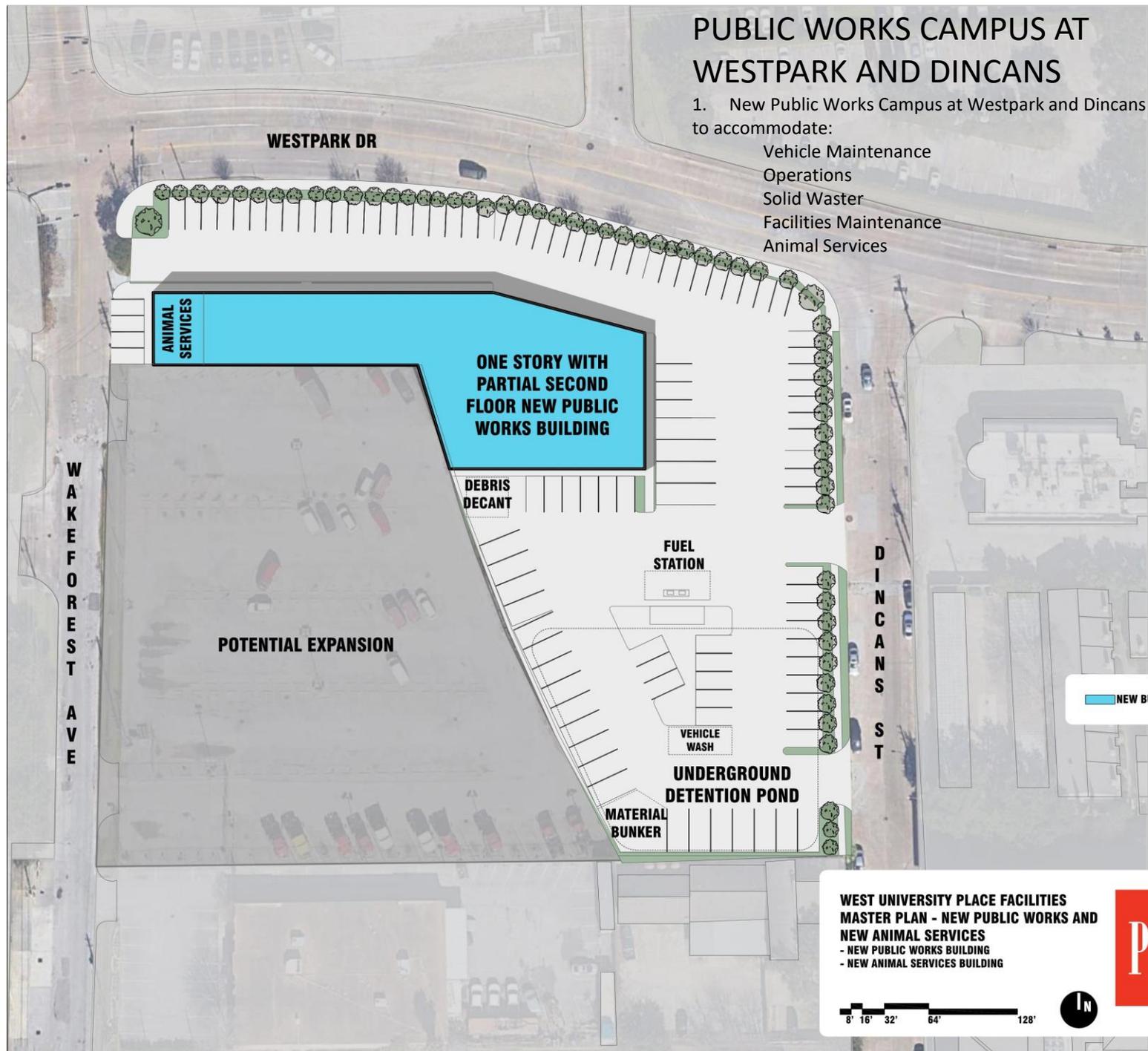
PW OPTION NO. 1

Pros:

- Allows for New Public Works Campus to be constructed while the existing remains functional
- Uses City owned property

Cons:

- Requires underground detention
- Does not accommodate Recycle Center
- Does not provide for future expansion



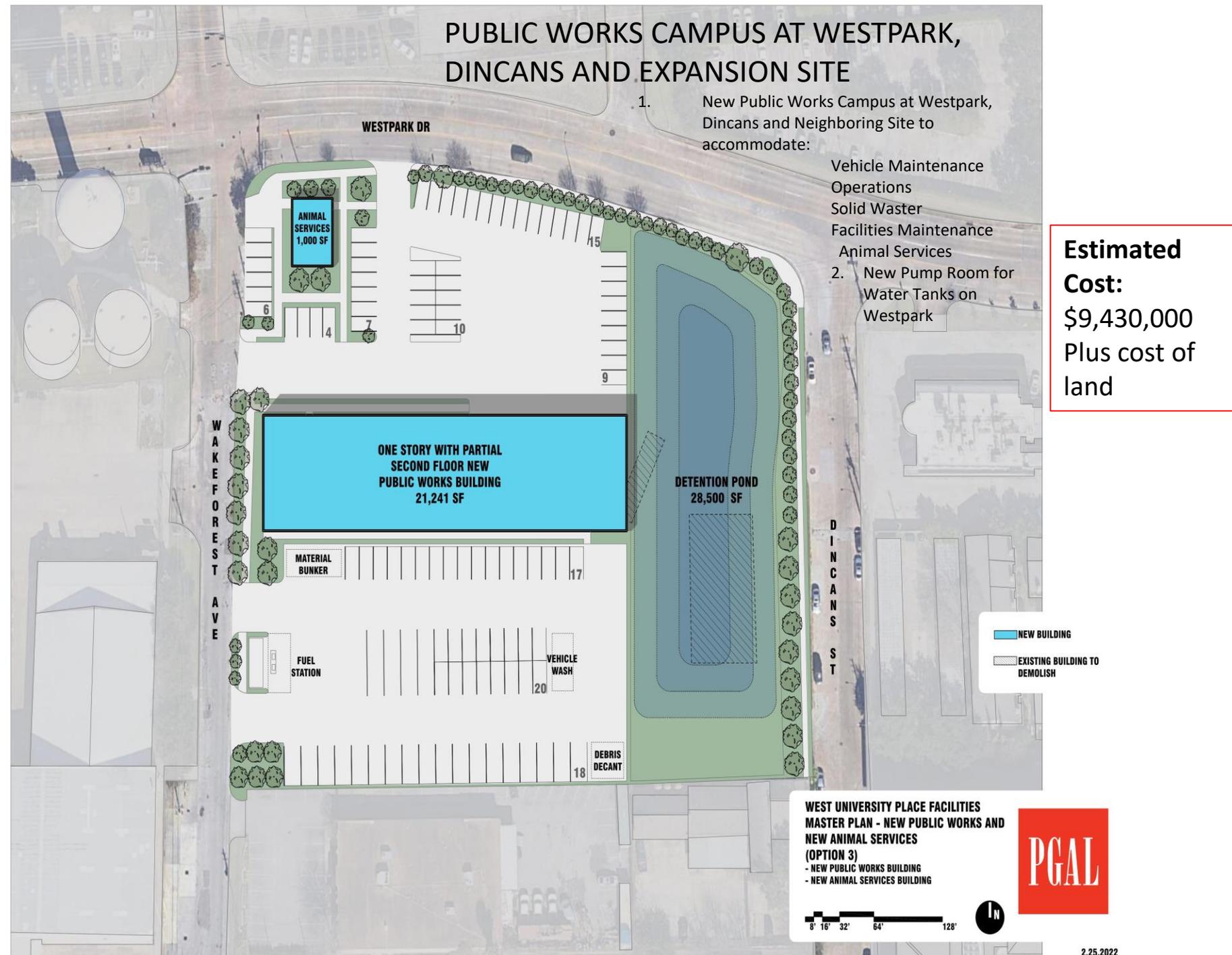
PW OPTION NO. 2

Pros:

- Allows for New Public Works Campus to be constructed while the existing remains functional
- Uses open detention
- Provides for future expansion
- Can accommodate Recycle Center in future

Cons:

- Requires additional property acquisition



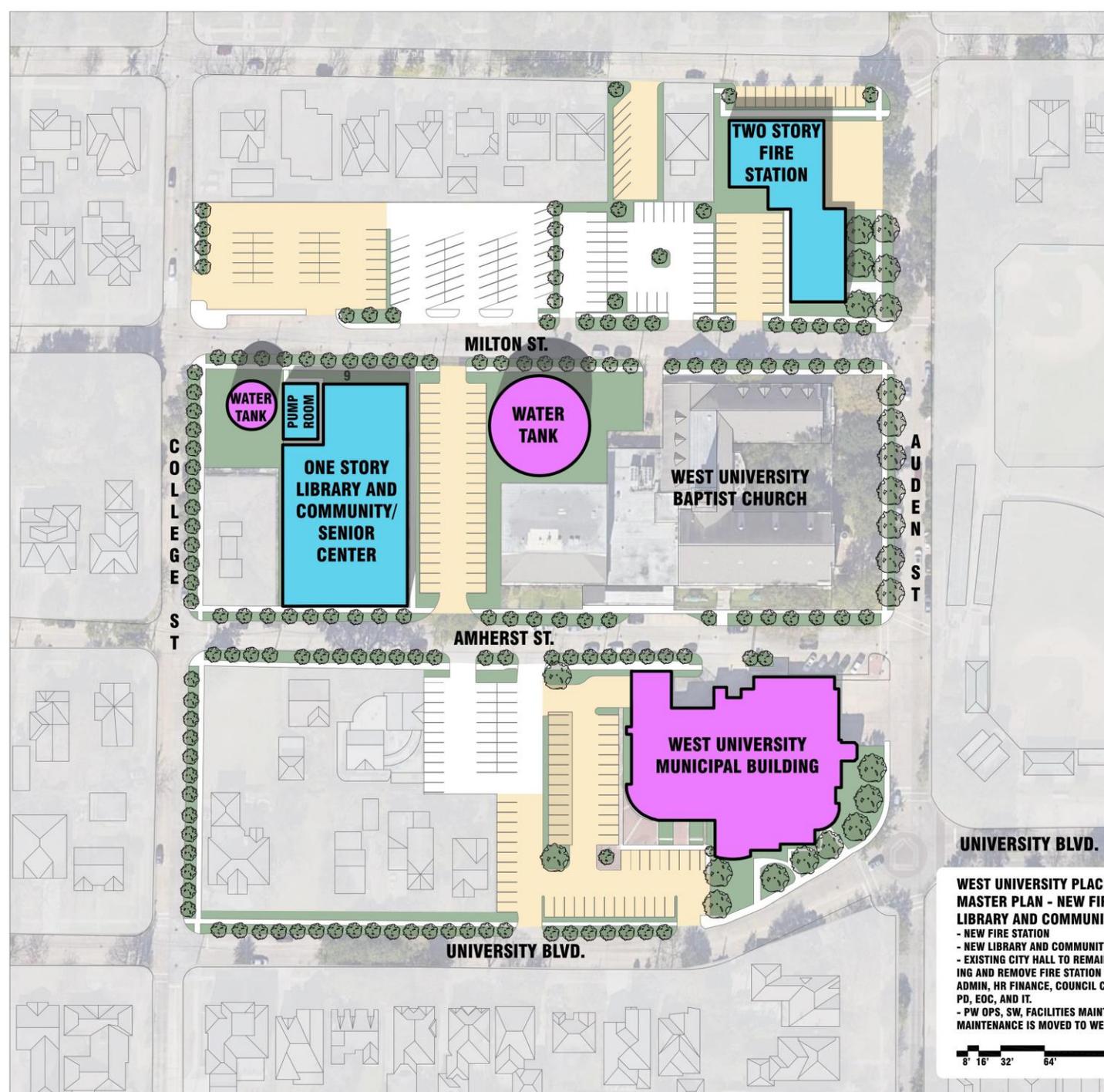
CITY CENTER OPTION NO. 1

Pros:

- Allows for New Library and Community Building to be constructed while the existing remains functional
- Allows for New Fire Station to be constructed while the existing remains functional
- Maximizes City owned parking

Cons:

- Requires use of shared parking



Estimated Costs:

Fire Station:
\$11,070,000

**Community Bldg/
Senior Center/
Library:**
\$10,720,000

City Hall:
\$5,532,000

- NEW BUILDING
- EXISTING BUILDING TO REMAIN
- CITY OWNED PARKING

WEST UNIVERSITY PLACE FACILITIES MASTER PLAN - NEW FIRE STATION, NEW LIBRARY AND COMMUNITY CENTER

- NEW FIRE STATION
- NEW LIBRARY AND COMMUNITY BUILDING
- EXISTING CITY HALL TO REMAIN AS MUNICIPAL BUILDING AND REMOVE FIRE STATION TO REPLACE WITH ADMIN, HR FINANCE, COUNCIL CHAMBERS, PW ADMIN, PD, EOC, AND IT.
- PW OPS, SW, FACILITIES MAINTENANCE AND FLEET MAINTENANCE IS MOVED TO WESTPARK SITE

8' 16' 32' 64' 128'



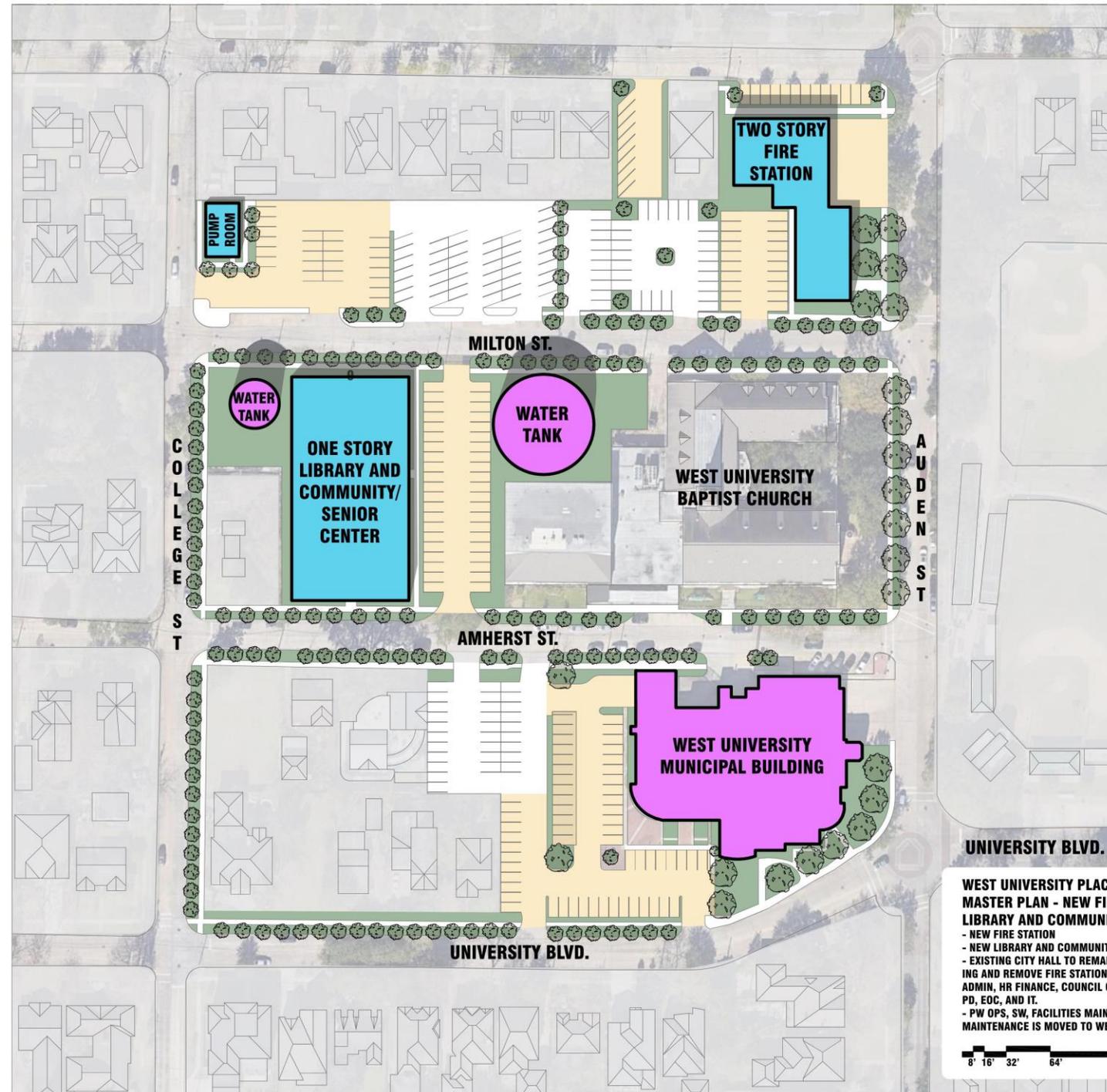
CITY CENTER OPTION NO. 2

Pros:

- Allows for New Library and Community Building to be constructed while the existing remains functional
- Allows for New Fire Station to be constructed while the existing remains functional
- Maximizes City owned parking

Cons:

- Requires use of shared parking



Estimated Costs:

Fire Station:
\$11,070,000

**Community Bldg/
Senior Center/
Library:**
\$10,720,000

City Hall:
\$5,532,000

Pump Room: TBD

**WEST UNIVERSITY PLACE FACILITIES
MASTER PLAN - NEW FIRE STATION, NEW
LIBRARY AND COMMUNITY CENTER**
- NEW FIRE STATION
- NEW LIBRARY AND COMMUNITY BUILDING
- EXISTING CITY HALL TO REMAIN AS MUNICIPAL BUILDING AND REMOVE FIRE STATION TO REPLACE WITH ADMIN, HR FINANCE, COUNCIL CHAMBERS, PW ADMIN, PD, EDC, AND IT.
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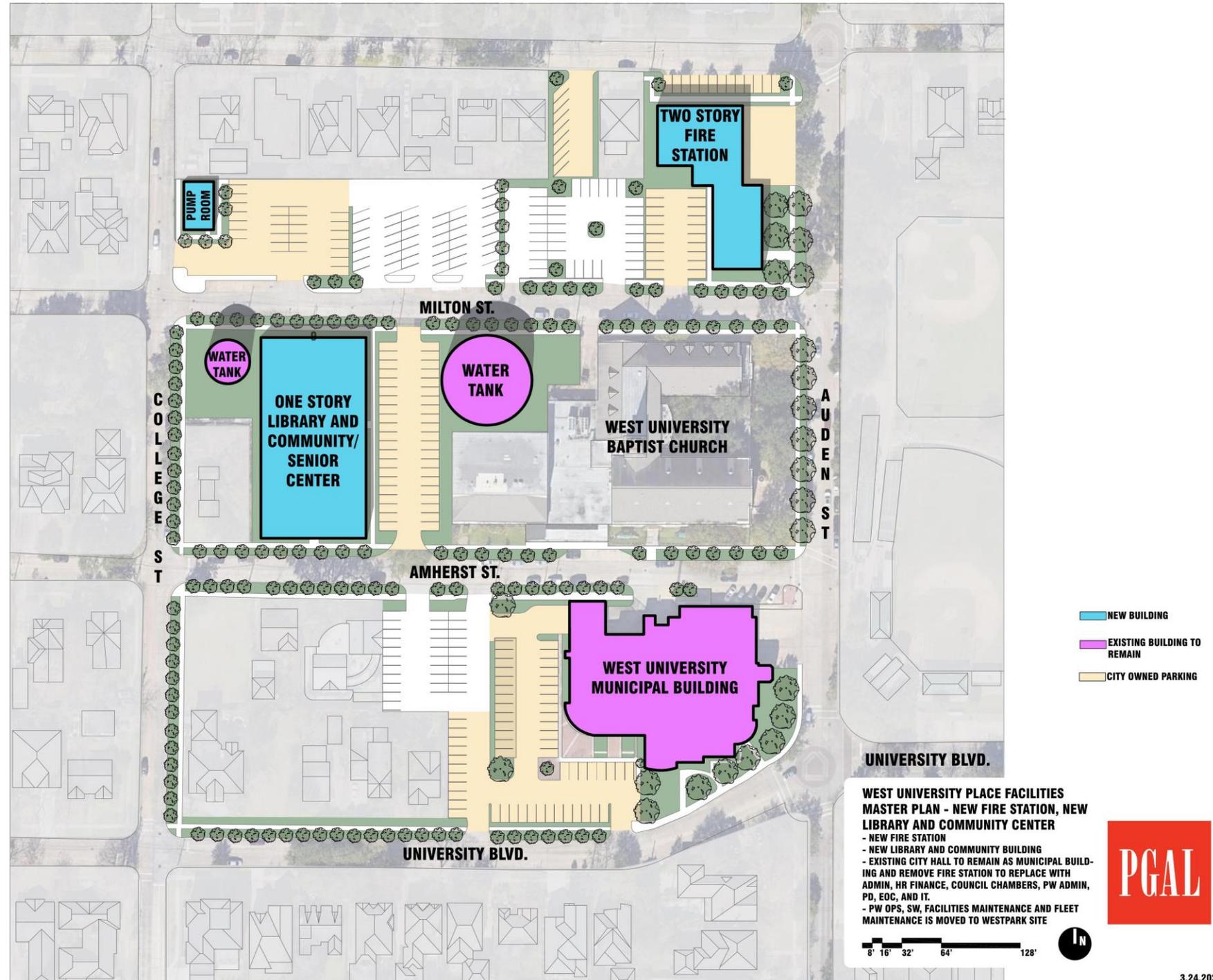


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POTENTIAL CITY CENTER ENHANCEMENTS

- Provide more efficient off-street parking to reduce on-street demand
- Potential pedestrian improvements to the 3800 blocks of Amherst and Milton, which could include
 - partial street closure
 - repurposing of the streets to a parking lot
 - additional green space



ESTIMATED COST SUMMARY

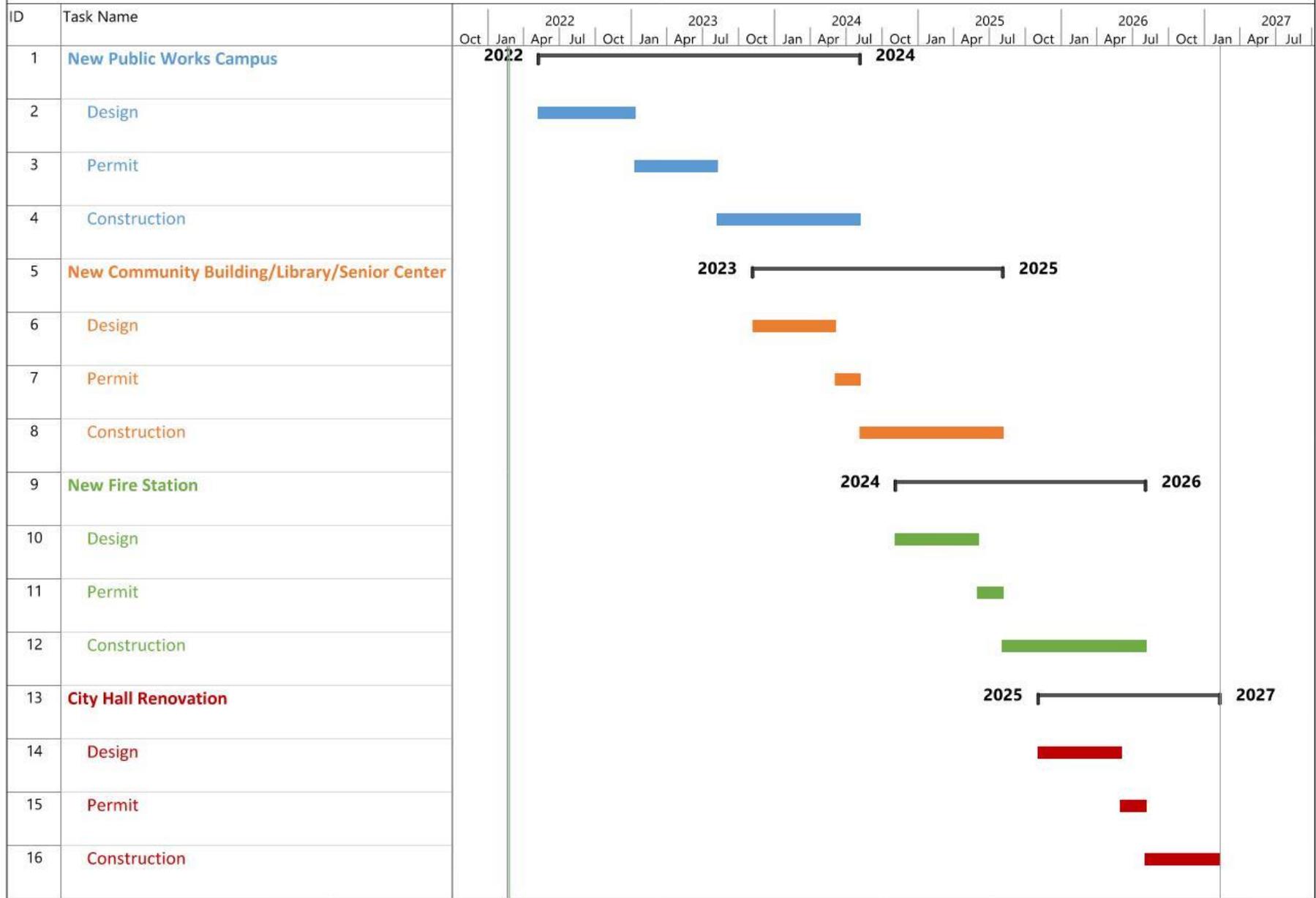
- Public Works Campus Option 1: \$10,650,000
- Public Works Campus Option 2: \$9,430,000 plus cost of land
- Community Building/Senior Center/Library: \$10,720,000
- Fire Station: \$11,070,000
- City Hall Renovation: \$5,532,000
- Pump Room: TBD*
- **Estimated Total: \$36,752,000 - \$37,972,000****

*Pump room to be upgraded/replaced during separate project, design decisions will coordinate with Master Plan implementation

**Does not include cost of land acquisition

Estimated Costs are in today's dollars

West University Place
Facilities Plan



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