

# CITY OF WEST UNIVERSITY PLACE

City Council Update

April 25, 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 (Administration, Finance, Human Resources, Emergency Operations Center, 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 13<sup>th</sup>, January 31<sup>st</sup>, February 28<sup>th</sup>
- Desire to Keep Certain Key Functions within City Center:
  - Emergency Operations Center
  - 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

# FEEDBACK FROM TOWN HALLS

- Town Halls held April 5<sup>th</sup> and April 7<sup>th</sup>
  - 56 residents attended
- Desire for City to continue providing Recreational and Senior programming during implementation
- Desire for public input on design process for proposed Library/Community Building/Senior Center
- Desire for enhanced animal control facility
- Desire to consider sustainability goals of the City in any new building

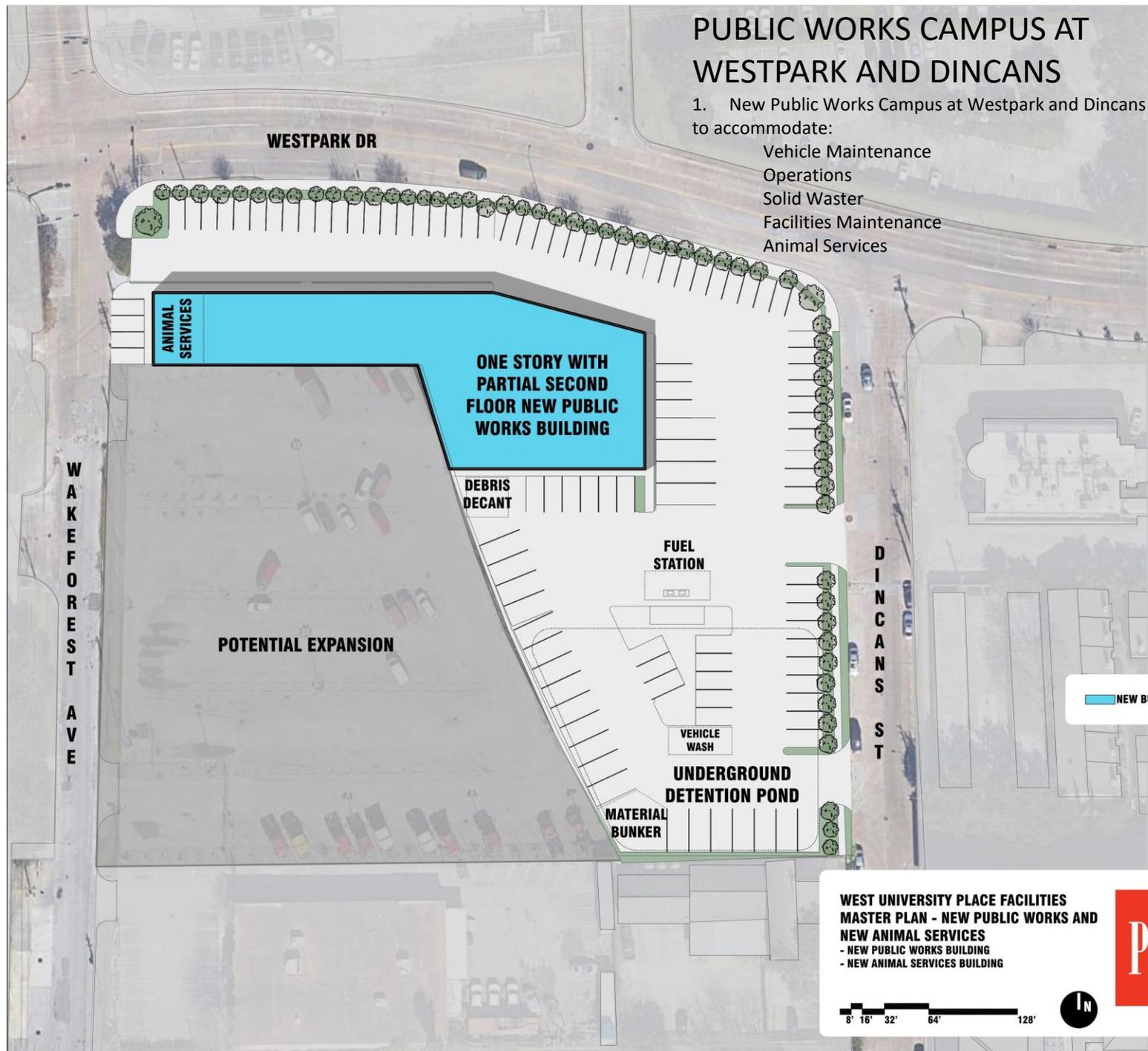
## PW OPTION NO. 1

### 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



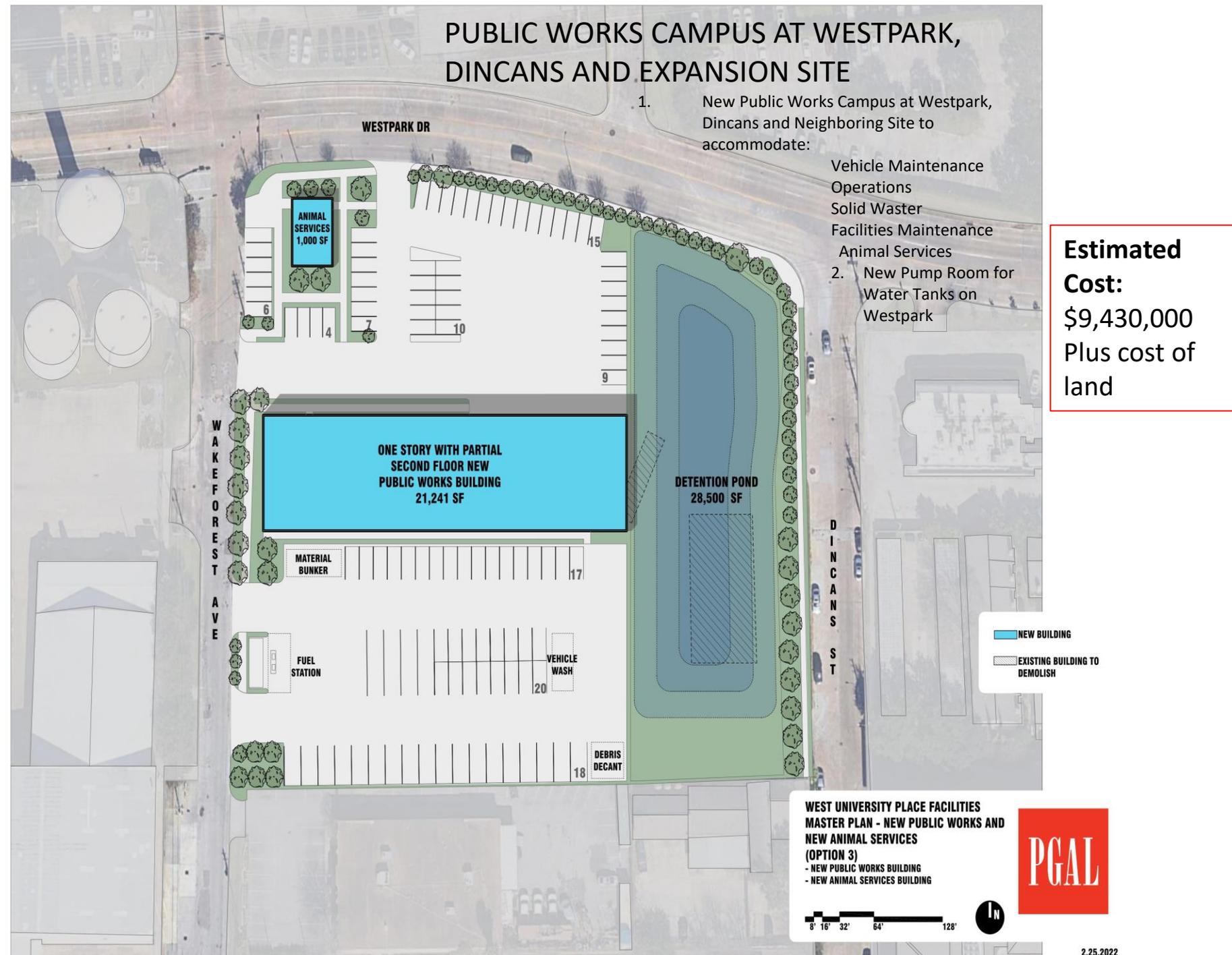
## PW OPTION NO. 2

### Pros:

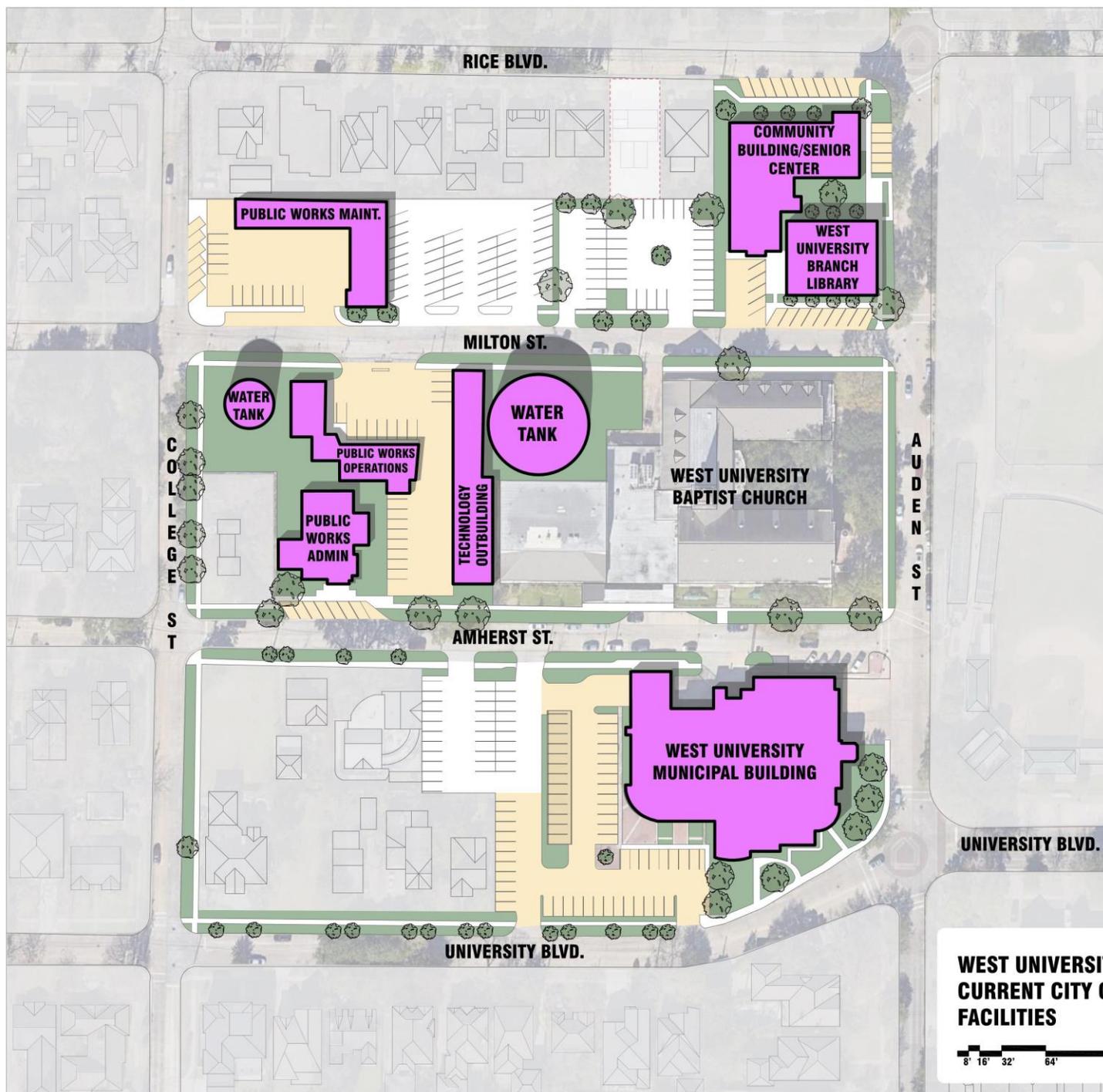
- Allows for New Public Works Campus to be constructed while the existing remains functional
- Uses open detention
- Provides for future expansion
- Can accommodate Recycle Center in future

### Cons:

- Requires additional property acquisition



# EXISTING CITY CENTER



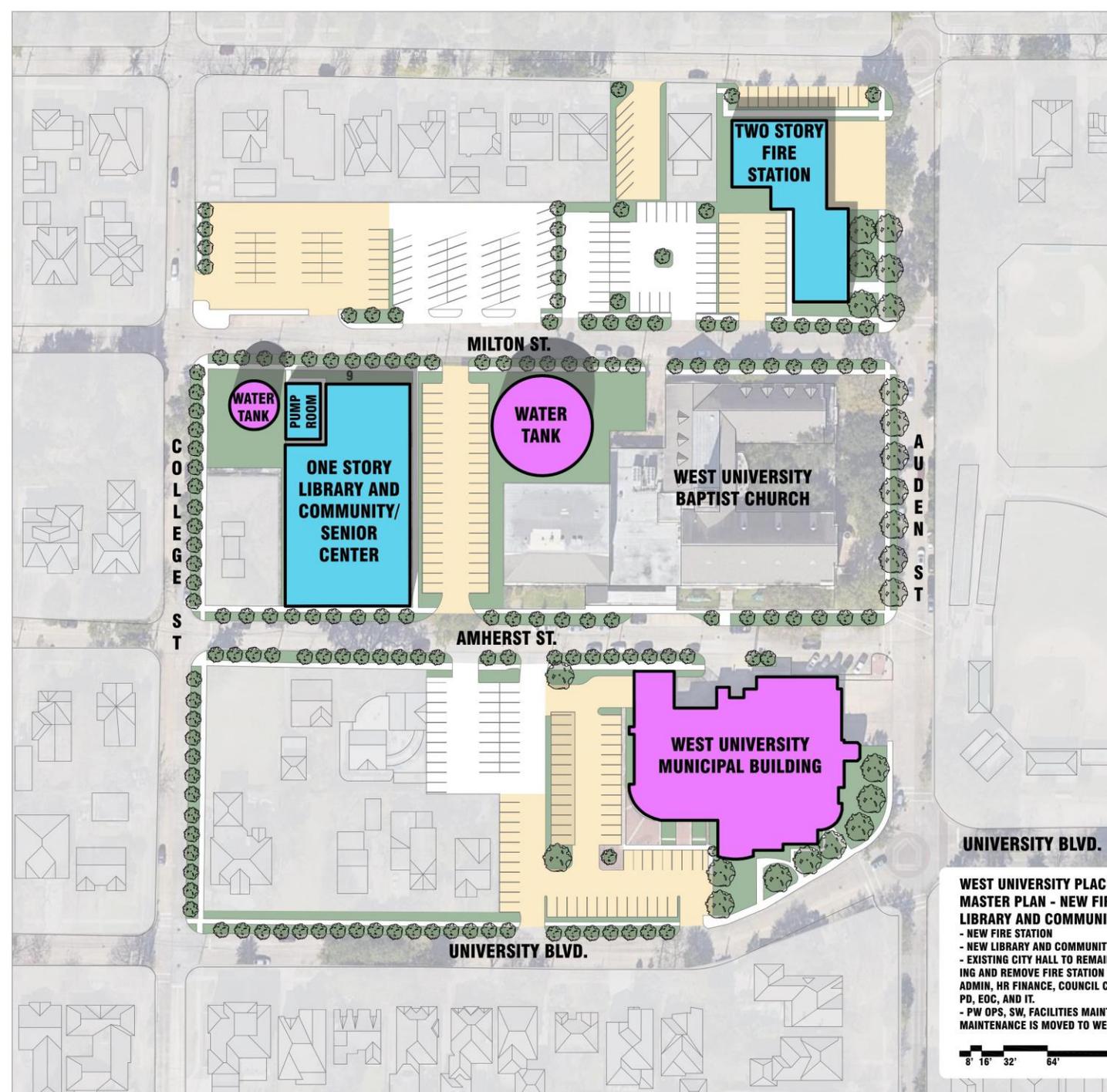
# CITY CENTER OPTION NO. 1

## 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



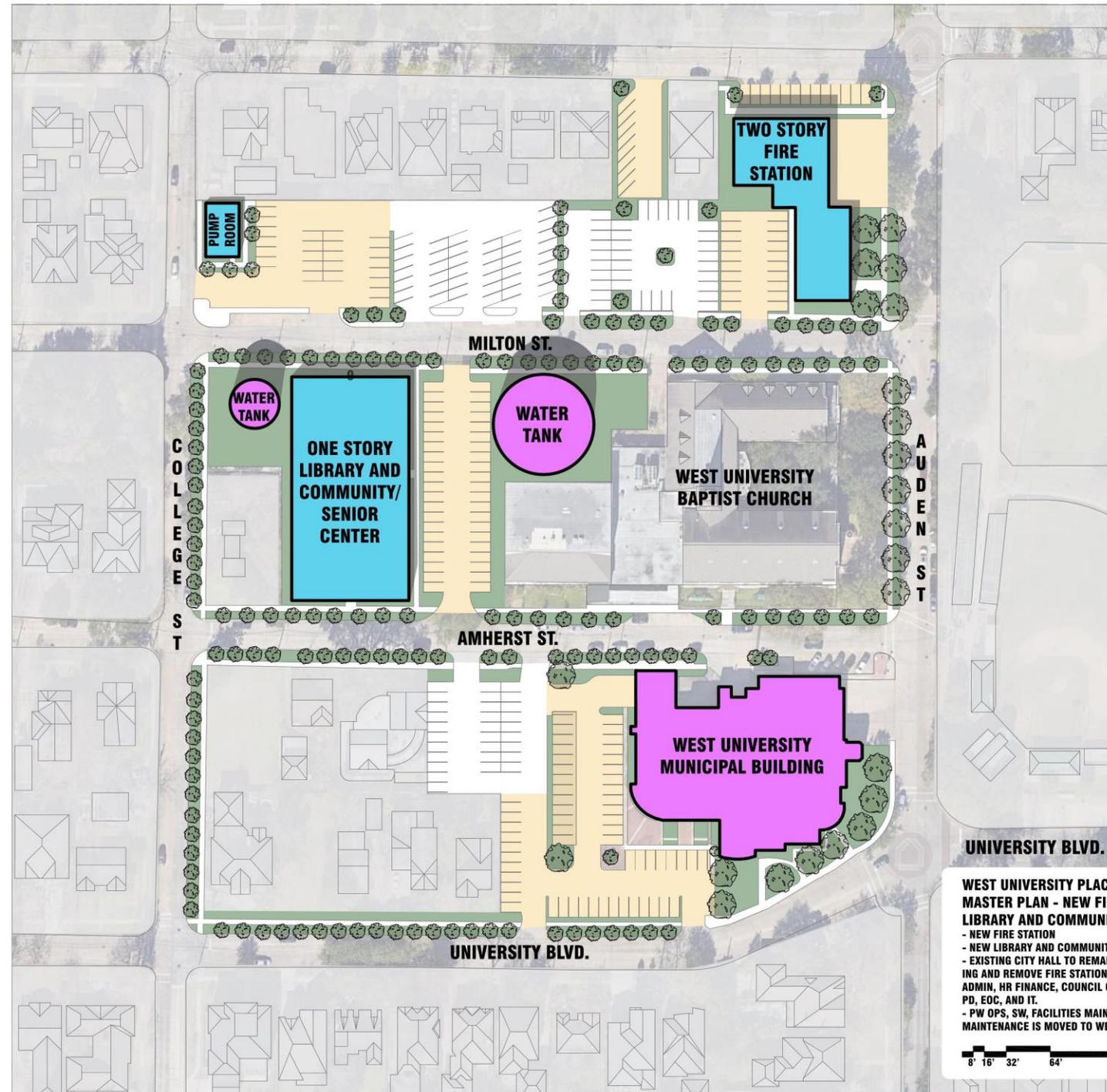
## CITY CENTER OPTION NO. 2

### 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**

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

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

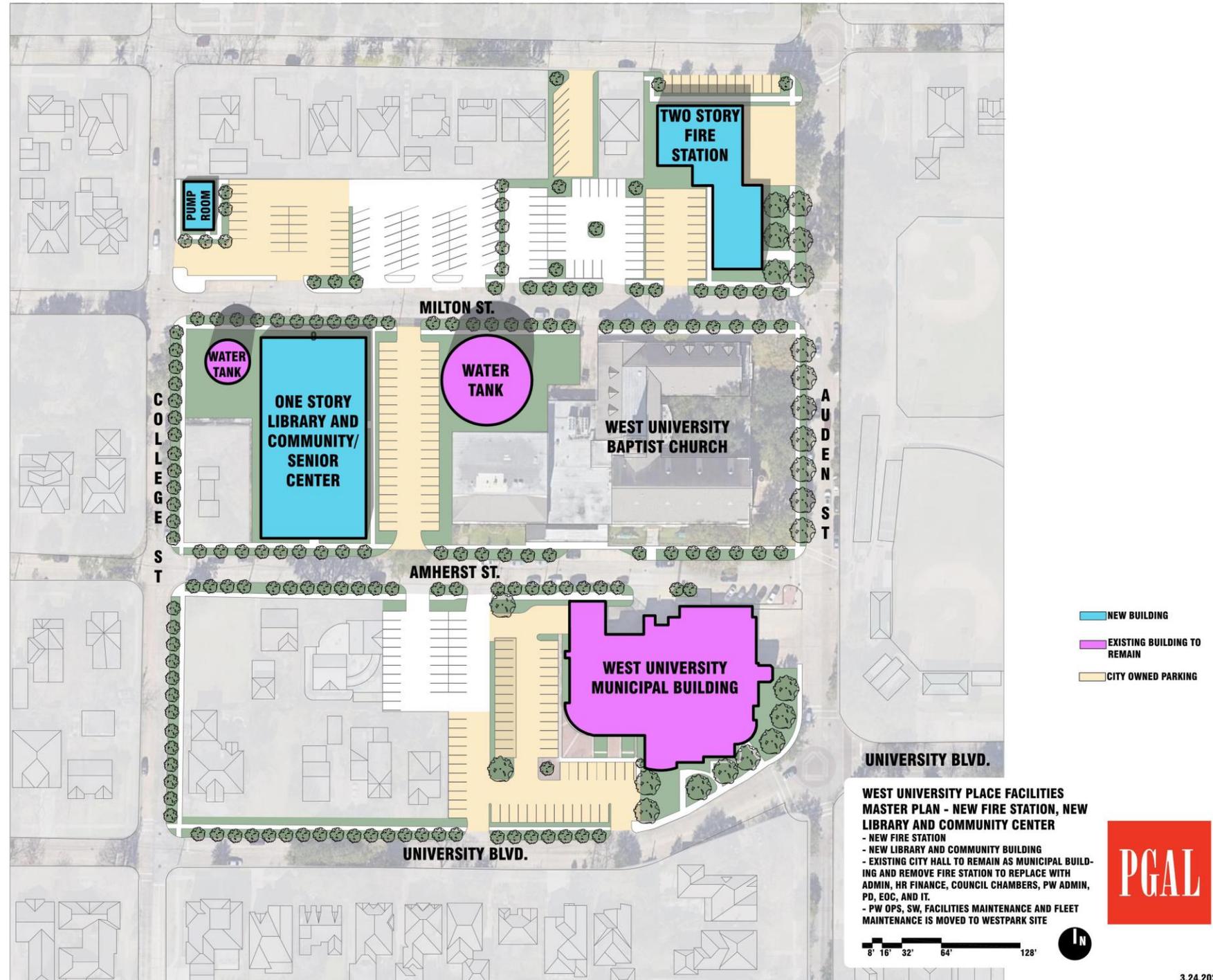
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- PW OPS, SW, FACILITIES MAINTENANCE AND FLEET MAINTENANCE IS MOVED TO WESTPARK SITE

8' 16' 32' 64' 128'



# 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



## PUBLIC WORKS CAMPUS DESIGN AND CONSTRUCTION SCHEDULE

- The Public Works Campus is the first project to required to move forward to allow the overall master plan to happen and minimize the phasing impacts to existing City Departmental Operations

- Schematic Design Tasks
  - Detailed design of building configuration
  - Design of building elevations
  - Design of sustainability elements

- For a public accessed building such as a library or senior center, public input meetings would be appropriate during the Schematic Design Phase

West University Place Facilities Plan																
ID	Task Name	Duration	Start	Finish	2022			2023			2024					
					Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	
1		586 days	Mon 5/9/22	Mon 8/5/24												
2	Design	176 days	Mon 5/9/22	Mon 1/9/23												
3	Schematic Design	40 days	Mon 5/9/22	Fri 7/1/22												
4	Design Development	65 days	Mon 7/4/22	Fri 9/30/22												
5	Construction Documents	70 days	Mon 10/3/22	Fri 1/6/23												
6	Permit	151 days	Mon 1/9/23	Mon 8/7/23												
7	Construction	261 days	Mon 8/7/23	Mon 8/5/24												

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