

# Waterbury City Hall Redevelopment Options

February 1, 2007

## Option 1 – Vacate City Hall and Mothball the structure

- **\$768,000 / year** lease of Sovereign Bank, 60,000 sf.
- **\$326,000 / year** to heat & light City Hall – can be reduced for vacant building.
- **\$100,000** to relocate Town Clerk & Vital Statistics staff & vault (to Chase Bldg.?)
- Limited **parking** available for employees and customers at Sovereign Bank location.
- **Fire Department consolidation** or reorganization req'd when Station 10 closed.
- **Board of Aldermen** and other public meetings relocated to alternate facility.
- Future renovation costs **escalating 8%** per year currently.
- Future renovation work will increase in complexity due to **accelerated deterioration**.

## Option 2 – Vacate and Sell City Hall, find a New city hall location

- RFP process to select existing building to renovate or vacant land for new building presents innumerable variables – Sovereign Bank example is valued between \$1.5 million and \$4.5 million, with additional renovation costs required to fit-up floors.
- Selection of new facility could remove a private property from the tax rolls.
- Revenue from sale of City Hall impossible to determine – City assessment is not an adequate measure of value – no comparable sales, no income approach, current value too low for replacement method.
- Fire Department consolidation or reorganization when Station 10 closed.

## Option 3 – Renovate Fire Code issues & Restore Shell to maintain partial occupancy of City Hall Bsmt., First Floor & Firehouse only (no program upgrades)

- **\$396,000 / year** lease of Sovereign Bank, 30,000 sf for displaced departments.
- **\$ 1,540,000** code Fire Code and HC code issues for Bsmt., 1 & Fire Station 2 only.
- **\$16,457,000** exterior envelope restoration, basement interior, infrastructure project.
- **\$22,167,680** design and construction project
- **Occupants** include Fire Station 10, Tax Collector, Assessor, City & Town Clerk, and Vital Statistics in existing department allocations without renovation.
- **Vertical Infrastructure** to all future occupied areas provided.
- All hazardous material **abatement** included.
- **Board of Aldermen** and other public meetings relocated to alternate facility.
- Future renovation costs **escalating 8%** per year currently.
- Cost of **Bonding excluded**.
- Renovation occurs within partially occupied building – first floor & firehouse
- **No new furniture**.

#### Option 4 – Renovate City Hall completely with Fire Station 10 remaining

- **\$396,000 / year** lease of Sovereign Bank, 30,000 sf for departments left out by maintaining Fire Station 10 in City Hall.
- **\$35,867,922** design and construction project
- **Occupants** include Fire Station 10, Tax Collector, Assessor, Town Clerk, Registrar of Voters, Budget & Finance, City Clerk, Aldermen, Mayor, Corporation Counsel, Purchasing, and Fire Department Administration in newly configured and expanded suites.
- Cost of **Bonding excluded**.
- Cost of temporary lease for Tax Collector, Assessor, & Town Clerk excluded.
- Cost of temporary relocation of Fire Station 10 for renovation period excluded.
- **No new furniture.**

#### Option 5 – Renovate City Hall completely, construct new Fire Station 10

- **\$39,135,483** design and construction project
- **Occupants** include Public Works, Tax Collector, Town Clerk, City Clerk, Purchasing, Commission on Aging, Aldermen, City Planning, Fire Marshal, Building Department, Assessor, Registrar of Voters, and Budget & Finance in newly configured and expanded suites.  
**or**
- Public Works moves out and **Occupants** include Civil Service & Human Resources, Budget & Finance, Corporation Counsel, Tax Collector, Town Clerk, City Clerk, Purchasing, Commission on Aging, Aldermen, City Planning, Fire Marshal, Building Department, Assessor, Registrar of Voters, Fire Department Administration, and Mayor in newly configured and expanded suites.
- Cost of **Bonding excluded**.
- Cost of **temporary leases excluded**.
- **No new furniture.**