



City Hall Project Fact Sheet

Rev. May 9, 2017



The City of Boerne has been working since the 2006 Master Plan was approved to build a new city hall to meet current and future space needs. The current city hall is 107 years old and the city has occupied this former K-12 school for the past 66 years. Our vision of the new city hall size and design will be more consistent with other 3 story buildings in Boerne such as the Kendall County Courthouse or the privately owned City Center, formerly Benefit Planners.

We hope this fact sheet provides some clarity on this project. City staff spent eight months working with an architectural firm and the City Council to develop a needs assessment for the project. The “Needs Assessment and Conceptual Design” final report is available on the “Proposed City Hall” page of the city website – www.boerne-tx.gov .

CITY HALL – PROPOSED NEW BUILDING ON N. MAIN CITY CAMPUS

- Discussed for over 10 years and planned for on the City Campus since the property was purchased in 2007. Proposed building would be 3 stories and approximately 45,000 square feet compared to the Kendall County Courthouse which is also 3 stories and approximately 43,000 square feet.
- In 2008, nearly ten years ago, a needs assessment recommended that the municipal building be approximately 33,000 sq at an estimated construction cost of \$300/sq ft. City staff included \$10 million in the 5 year capital improvement program for the project. Eight years later, the updated needs assessment includes increased square footage needs and costs based on current staffing and construction rates.
- The current city hall building is 107 years old; remodeled multiple times to accommodate increasing staff since purchased from the Boerne Independent School District in 1951; there are no more opportunities to remodel; and the historic structure cannot economically be modified on the outside nor expanded to meet future needs.
- Current staffing level in the existing city hall and adjacent buildings (historic and portable) on the existing campus is 60; however, up to 69 people would move to the proposed city hall building.
 - Current comparable space = approximately 23,000 sq ft
 - Proposed new space allows for anticipated staff growth of a possible 37 positions
 - Proposed space = approximately 45,000 sq ft; includes 4,500 sq ft for City Council Chambers and related meeting space
- City Council and other appointed groups currently meet in the Municipal Courtroom until dedicated Council Chambers would be built at a new city hall building.
- A new city hall will include the following services:
 - Boerne Utilities - electric, water, wastewater, natural gas and garbage customer services and billing;
 - Construction and permitting - service counters and plan rooms for construction review, permitting, contractor meetings;
 - Public Works, Economic Development, Planning, Legal and Administration departments;
 - City Council chambers and meeting rooms for city appointed commissions and committees;
 - Information Technology and Finance

- A “Needs Assessment and Preliminary Conceptual Design” was presented to City Council on April 12, 2016; “construction cost ONLY” for the building at that time was estimated to be in the \$15 million range (based on the conceptual preliminary design only). “Turn-key”, or total project cost, is still estimated in the \$15 -\$20 million range. The professional services contracts with the architectural firm and the project manager, approved in March 2017, will further refine the costs for the proposed facility.
- Only after complete architectural design and engineering will an actual construction estimate be available – this will take months and will be presented multiple times in public city council sessions for review and action by the City Council.
- All discussions, with the City Council, related to this proposed project have been held in open city council sessions:
 - **01/13/04**
City Council discussed city hall space needs; consultant hired to conduct needs assessment; new building put on hold and existing building remodeled and portable buildings added. (Open to the public city council meeting)
 - **11/14/06**
City Council discussed city hall space needs; consultant hired to conduct needs assessment; recommended new construction for Police and Municipal Court building; building grand opening November 22, 2010; Municipal Courtroom to be used as temporary council chambers. (Open to the public city council meeting)
 - **2010-2012**
City Hall remodeled; new offices added on first floor and second floor
 - **08/25/15**
City Council discussed city hall space needs; contracted with Randall Scott Architects to conduct needs assessment and prepare conceptual design. (Open to the public city council meeting)
 - **04/12/16**
City Council held workshop discussion and received the needs assessment report. (Open to the public city council meeting)
 - **04/26/16**
City Council authorized the negotiation of a professional services contract with Randall Scott Architects for Architecture and Engineering Services for constructing a new city hall and Boerne Utilities building. (Open to the public city council meeting)
 - **05/10/16**
City Council discussed approving the professional services agreement for Architect and Engineering Services; table the item for 30 days to create ad hoc citizens review committee. (Open to the public city council meeting)
 - **01/10/17**
City Council approved a professional services contract with Michael Dean, LLC for project management services (Open to the public city council meeting)

○ **02/14/17**

City Council approved a professional services contract with Lee Lewis Contractors for Project Manager at Risk services. (Open to the public city council meeting)

○ **02/28/17**

City staff provided an update to the City Council on the status of the design phase of the new City Hall project. (Open to the public city council meeting)

○ **03/14/17**

Randall Scott Architects provided a presentation to the City Council on several of the interior and exterior design elements. (Open to the public city council meeting)

○ **04/25/17**

Following submission of a petition protesting the planned financing of the project, the City Council has halted the process; it is currently on hold as are all professional services contracts related to the project.

Funding opportunities:

- **No tax rate or utility rate increases are proposed - debt is to be paid back using proceeds from the sale of existing city hall campus and facilities, General Fund and annual revenues from Utilities sales.**
- **Construction costs are increasing 1.5-2% per month. Construction of commercial buildings is significantly more expensive than residential construction due to factors such as building codes, parking requirements, elevators, IT, security, etc.**
- **The City has received awards for good financial management for 29 years in a row.**
- **The City maintains solid bond ratings from Fitch and Moody's rating agencies and is at only 18% of bonding capacity.**
- **The City of Boerne currently maintains approximately \$24 million in debt; however, we have the legal authority to issue up to \$134 million in debt.**
- **The City Council reviews the city's financial policies annually or as often as needed; they also receive quarterly updates on the Five-year Capital Improvement Plan and make adjustments as necessary in accordance with all legal financing/budgeting practices.**