



City of Pflugerville

Legislation Text

File #: 2018-6649, **Version:** 1

Discuss and consider action regarding a presentation of a preliminary report for City Hall Needs Assessment.

The architectural firm of Pierce Goodwin Alexander and Linville (PGAL) was administratively selected last fall to develop a City Hall Needs Assessment report for staff and City Council use. The effort considered the departments located in City Hall, Municipal Court, Public Works (CIP Engineering only), the Development Services Center, Parks and Recreation administrative staff, and City Hall West which includes Human Resources using a multi-step approach beginning with data collection, building evaluation and site assessments.

PGAL worked with city staff to develop the city hall expansion needs based on certain population benchmarks and the anticipated staffing and services to serve those populations.

Using a population base of about 60,500 people, and an annual growth rate of 5%, the City is anticipated to have a population of 100,000 in 2027, 160,000 in 2037, and 260,000 in 2047.

The City's abilities relating to annexation will impact these projections significantly, but based on the analysis provided by PGAL, the needed square footage for the current population benchmark is nearly 47,000 square feet. The existing City Hall complex including off-site city hall functions has just over 27,000 sf, creating a square footage deficit of about 20,000 square feet at this time. The four buildings at the Main Street City Hall complex total 9,101 square feet.

At the 100,000 population benchmark, PGAL estimates that about 53,500 square feet will be needed, and ultimately about 69,000 square feet can be justified to serve Pflugerville's build out population.

In 2018 dollars, PGAL estimates a new 69,000 square foot city hall would cost approximately \$33.3 million, with a construction cost of approximately \$25.6 million at \$372.34 per square foot. Annual escalation cost will also need to be factored.

Status

Staff will be considering capital improvement plan recommendations over the next several weeks and would like to include this evaluation in a future capital improvement plan. Staff further anticipates some potential public private partnership opportunities as well to consider in the near future.

Projected Future City Council Action

To be determined.

Fiscal Impact

The study cost is \$19,000.

Staff Recommendation

Discuss and take action as appropriate.

Drafter

Trey Fletcher

Interim City Manager