

CITY FACILITIES NEEDS STUDY

ANKENY, IOWA

ACKNOWLEDGMENTS

CITY OF ANKENY STAFF

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OPN ARCHITECTS

STECKER-HARMSSEN INC

INTRODUCTION

THIS CIVIC FACILITY NEEDS STUDY WAS COMMISSIONED BY THE CITY OF ANKENY TO ASSESS THE CONDITIONS OF NUMEROUS BUILDINGS OCCUPIED BY THE CITY'S WORK FORCES. TWO CRITICAL FACILITIES ARE CURRENTLY LEASED, WITH THE LEASES EXPIRING IN THE NEAR FUTURE. WITH THE PENDING EXPIRATIONS OF THESE TWO LEASES, THE CITY IS PRESENTED WITH AN OPPORTUNITY TO EITHER RENEGOTIATE THESE LEASES OR POSSIBLY RELOCATE THE FIVE DEPARTMENTS TO AN ALTERNATE LOCATION OR LOCATIONS. THE MAIN PURPOSE OF THIS FACILITIES STUDY IS TO GENERATE OPTIONS AND RECOMMENDATIONS CONCERNING THESE TWO LEASED BUILDINGS.

EVALUATIONS ARE OF A GENERAL ARCHITECTURAL NATURE. DETAILED EXAMINATIONS OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS ARE BEYOND THE SCOPE OF THIS REPORT. FINANCIAL EVALUATIONS OF PROPERTY VALUES AND LEASES ARE ALSO NOT PART OF THIS REPORT.

FACILITY EVALUATIONS

ARCHITECTURAL OVERVIEW

CITY HALL



- GOOD TO VERY GOOD CONDITION
- APPROXIMATELY ONE HALF OF ROOF SERVICE LIFE REMAINING
- SOMEWHAT LIMITED ACCESS TO DAYLIGHT & VIEWS
- COSTLY RECONFIGURATION
- LESS THAN IDEAL TOILETS
- MODERATELY EFFECTIVE & SOMEWHAT DIFFICULT TO SERVICE MECHANICALS
- NEARLY FULL OCCUPANCY
- UNDERSIZED COUNCIL CHAMBERS
- LACK OF PRIVACY FOR ACTIVITIES REQUIRING CONFIDENTIALITY
- CENTRALLY LOCATED
- 11,300 SF

KIRKENDALL PUBLIC LIBRARY



- PORTIONS IN GOOD TO VERY GOOD CONDITION; OTHERS IN SERIOUS NEED OF ATTENTION
- EXTERIOR SHOWS SIGNS OF WATER INTRUSION
- WINDOW OPENINGS SHOW SIGNS OF WATER DAMAGE
- INADEQUATE INSULATION IN SPOTS
- INADEQUATELY DRAINED SITE
- HISTORY OF ROOF LEAKS
- UNDERSIZED FOR COMMUNITY
- INADEQUATE PARKING
- VERY POOR PAVEMENT CONDITION
- GOOD MECHANICALS
- SOUND MITIGATION ISSUES
- WELL LOCATED
- GOOD CONNECTION TO SCHOOL DISTRICT
- GOOD EXPANSION POTENTIAL
- 26,000 SF





PUBLIC SERVICES BUILDING

- LEASED FACILITY
- GOOD CONDITION
- CITY RESPONSIBLE FOR ALL MAINTENANCE / REPAIR
- 50% OF ROOF WILL REQUIRE REPLACEMENT
- AGED & DETERIORATING MECHANICALS
- HVAC UNITS REQUIRE EXTENSIVE MAINTENANCE
- SOMEWHAT LIMITED DAYLIGHT & VIEWS
- LIMITED OFFICE SPACE PLANNING / FLEXIBILITY
- NEARLY FULL OCCUPANCY
- LACKS PROPER LOBBY SECURITY
- FULLY DEVELOPED SITE / NOT EXPANDABLE
- PARKING ACCESS ISSUES
- CENTRALLY LOCATED
- 17,250 SF



PARKS & RECREATION BUILDING

- LEASED FACILITY
- AVERAGE / FAIR CONDITION
- CITY IS RESPONSIBLE FOR MAINTENANCE / REPAIR
- LOW THERMAL PERFORMANCE AT EXTERIOR WALLS
- INADEQUATE DRAINAGE OF SITE
- LIMITED ACCESS TO DAYLIGHT & VIEWS
- LIMITED & UNDERSIZED TOILETS
- PROMINENTLY LOCATED WITHIN THE CITY
- NOT OF THE STATURE OF TYPICAL CIVIC BUILDINGS
- 10,210 SF



FORMER POLICE STATION

- LEASED TO THE ANKENY COMMUNITY SCHOOL DISTRICT
- GOOD TO VERY GOOD CONDITION
- LIMITED ACCESS TO DAYLIGHT & VIEWS
- RECONFIGURATION DIFFICULT & COSTLY
- POORLY LOCATED TOILETS
- LIMITED PARKING
- PAVEMENT IN POOR CONDITION
- NO EXPANSION POTENTIAL
- CIVIC VISIBILITY IS LACKING
- WELL LOCATED
- 11,547 SF



ANKENY ART CENTER

- OCCUPIED BY ANKENY ART CENTER
- GOOD CONDITION
- LOW THERMAL PERFORMANCE AT WINDOWS
- AGED MECHANICALS
- NO ADA ACCESS TO LOWER LEVEL
- SITE ACCESSIBILITY IS NOT IDEAL
- SOMEWHAT ISOLATED WITHIN THE CITY
- WELL UTILIZED BY ANKENY ART CENTER
- ART CENTER HANDLES MAINTENANCE
- 5,056 SF



UNUSED CITY BUILDINGS - UPTOWN AREA

- EXTREMELY POOR CONDITION
- LIMITED SITE
- PLANNED FOR REDEVELOPMENT BY PRIVATE DEVELOPER





MAINTENANCE BUILDINGS

- PARKS MAINTENANCE FACILITY
- SEWER / WATER TREATMENT FACILITY
- PUBLIC WORKS FACILITY

- EXISTING BUILDINGS IN GOOD CONDITION
- IMPRACTICAL TO COMBINE MAINTENANCE FUNCTION WITH ADMINISTRATIVE / PUBLIC USES
- NO ADVANTAGE TO MOVE ADMINISTRATORS
- PART OF 2013 STUDY

- **CONCLUSION: LEAVE SEPARATE FROM ADMIN BUILDINGS**

POSSIBLE BUILDING ACQUISITION CRITERIA

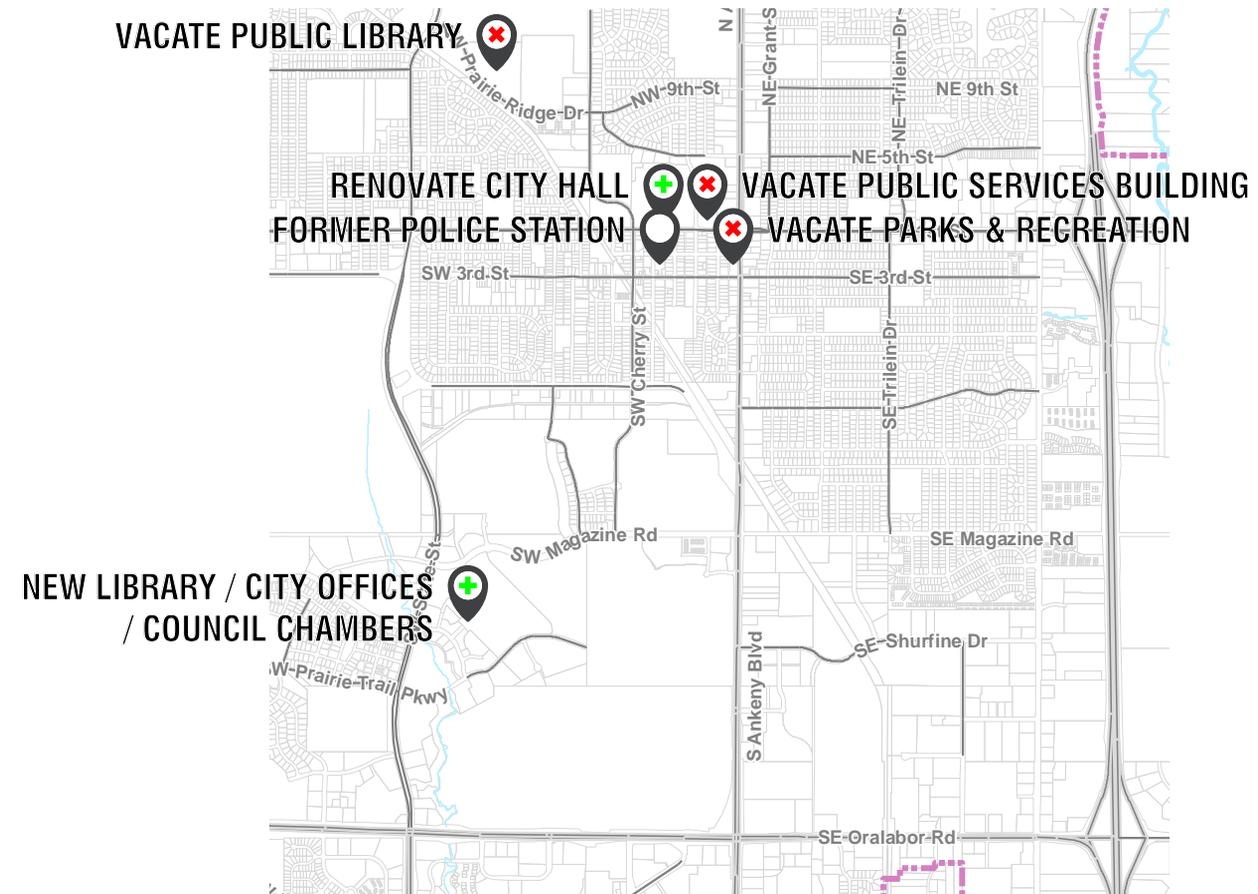
- SPECIFIC BUILDING SHOULD BE CHOSEN DUE TO ITS SIZE, LOCATION & EXPANSION POTENTIAL
- PREFERABLY IN GOOD CONDITION
- GOOD ACCESS TO DAYLIGHT & VIEW
- REMODELING WILL MOST LIKELY BE REQUIRED
- ARE TOILETS IN NEED OF UPDATING TO MEET AN OFFICE OCCUPANCY?
- IS IT PROMINENTLY LOCATED WITHIN THE CITY & CLOSE TO OTHER CIVIC BUILDINGS?
- IS IT OF LIKE NATURE & STATURE OF TYPICAL CIVIC BUILDINGS?
- PARKING CAPACITY ADEQUATE / EXPANDABLE?
- IS IT DESIGNED FOR FUTURE EXPANSION?

FEASIBILITY STRATEGIES

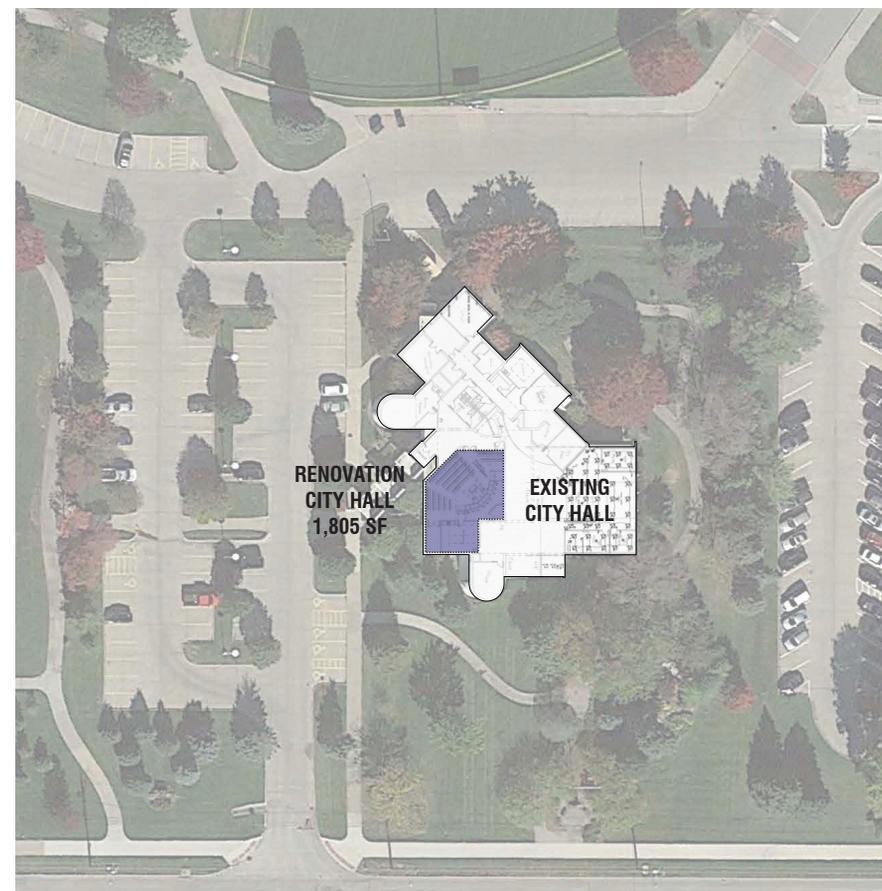
OVERVIEW & NOTES

- STRATEGIES PREPARED TO CONSIDER APPROACHES FOR THE CITY'S ENTIRE WORKFORCES
- ALL STRATEGIES KEEP PUBLIC ADMINISTRATIVE FACILITIES SEPARATE FROM MAINTENANCE FACILITIES
- RECOMMEND ANKENY ART CENTER BUILDING REMAIN AS IS
- EACH STRATEGY HAS A PROJECTED CONSTRUCTION COST ESTIMATE IN 2015 DOLLARS. PROJECTED CONSTRUCTION COSTS EXCLUDE COSTS ASSOCIATED WITH LAND ACQUISITION, SITE UTILITY INFRASTRUCTURE DEVELOPMENT COSTS, PROFESSIONAL DESIGN FEES
- THE 2008 DESIGN FOR A COMBINED CITY HALL / LIBRARY AT PRAIRIE TRAIL IS ALSO A VIABLE OPTION. THAT PROJECT IS ESTIMATED TO HAVE A CONSTRUCTION VALUE OF APPROXIMATELY \$27,000,000 - \$30,000,000, IF IT WERE TO BE EXECUTED AT THE PRESENT TIME WITH THE SAME LEVEL OF FIT AND FINISH ORIGINALLY PLANNED
- STRATEGIES PRESENTED DO NOT INCLUDE AN EVALUATION OF THE MONETARY VALUE OF CURRENT LEASES OR THE VALUES RELATED TO LAND SALES AND ACQUISITIONS ALONG WITH THEIR POSSIBLE OFFSETS

OPTION 1

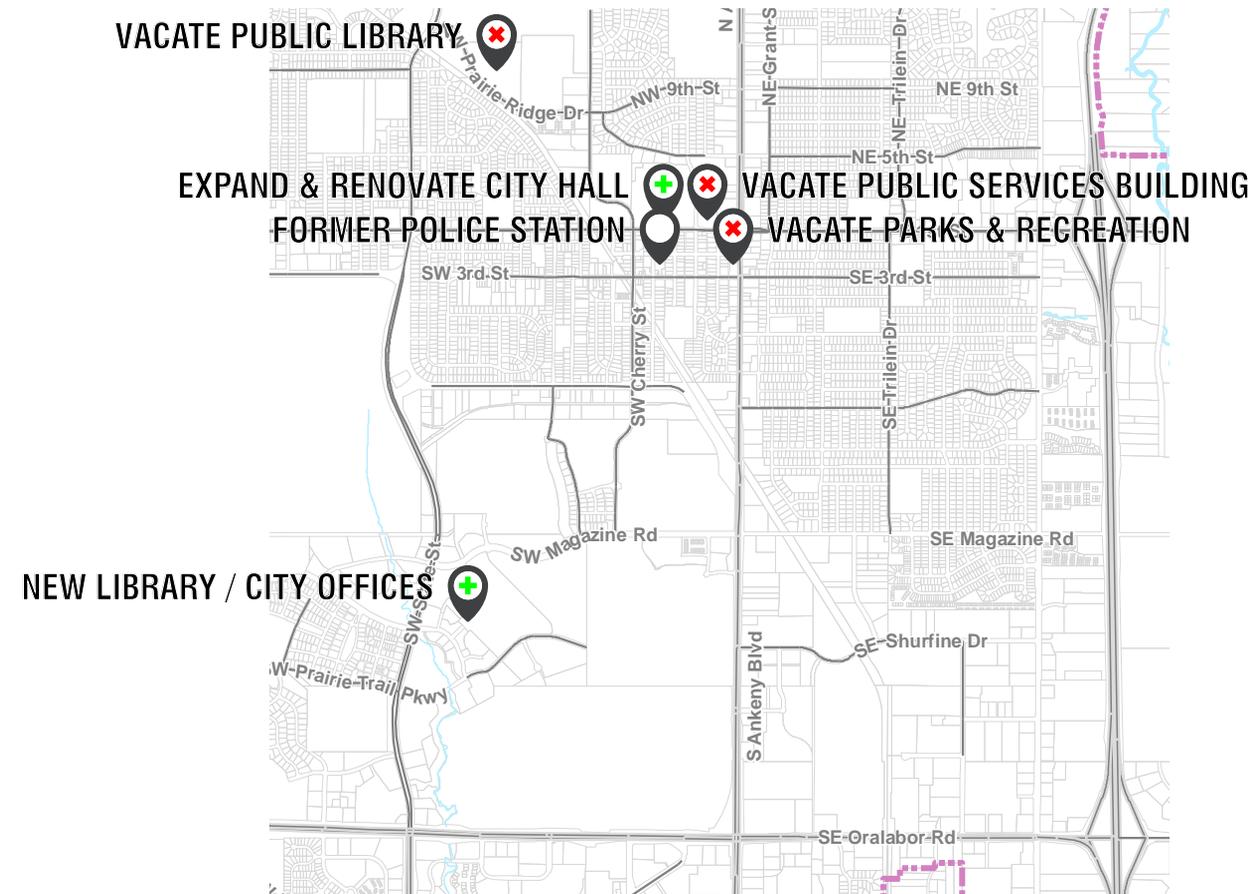


- BUILD NEW CITY OFFICES / COUNCIL CHAMBERS / PUBLIC LIBRARY BUILDING
- VACATE PUBLIC SERVICES BUILDING
- VACATE PARKS & RECREATION BUILDING
- VACATE COUNCIL CHAMBERS
- VACATE LIBRARY
- SELL LIBRARY
- RENOVATE VACATED CHAMBERS
- CONTINUE LEASING FORMER POLICE STATION

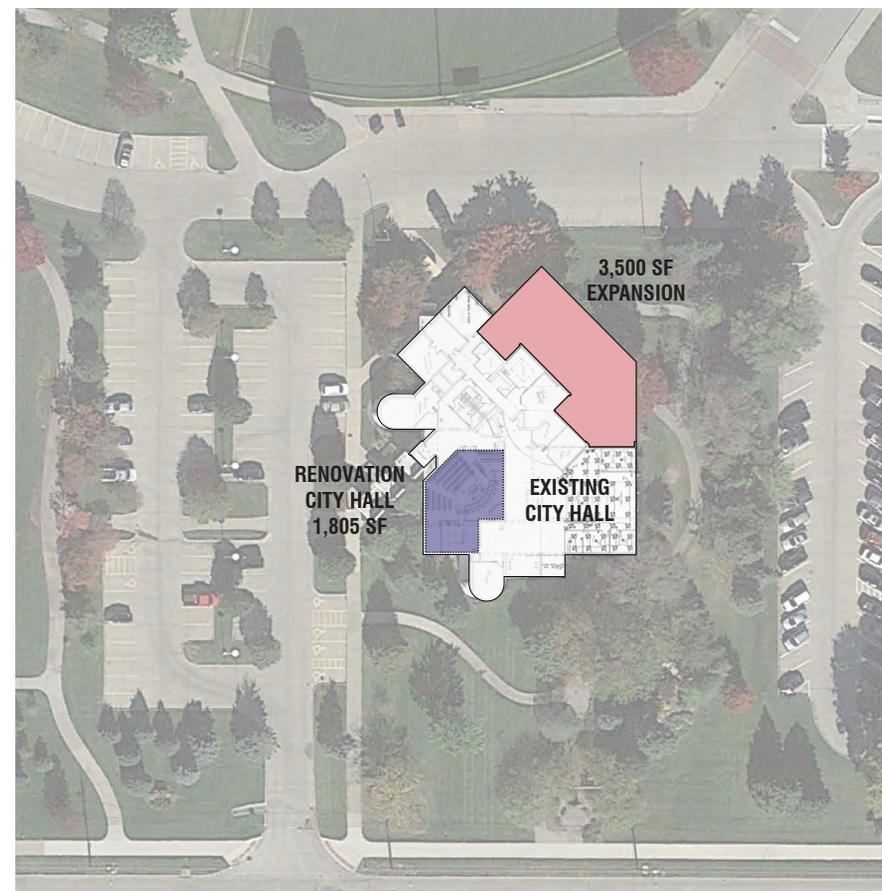


PROJECTED CONSTRUCTION COST:
 \$17,555,500 - \$19,395,750
 LONGEVITY FACTOR: LONG

OPTION 1A

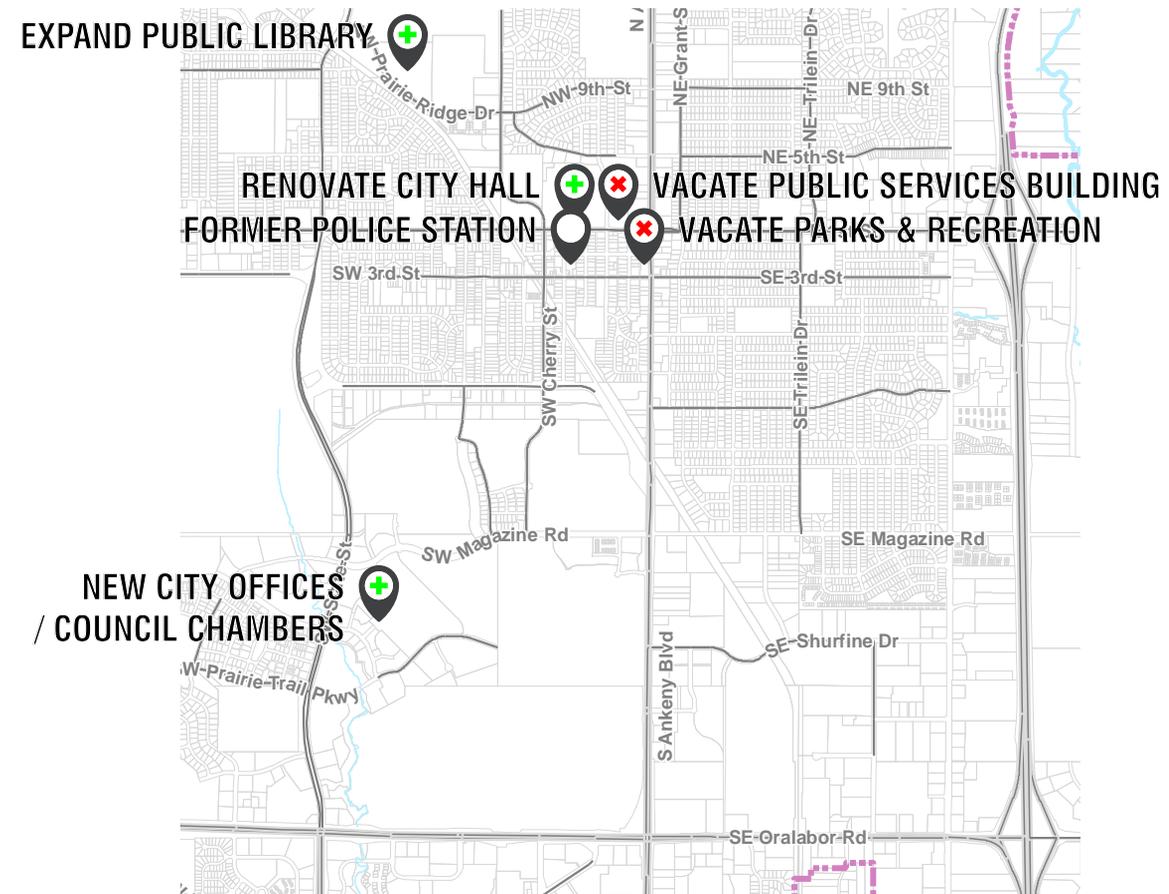


- BUILD NEW CITY OFFICES / PUBLIC LIBRARY BUILDING
- VACATE PUBLIC SERVICES BUILDING
- VACATE PARKS & RECREATION BUILDING
- VACATE LIBRARY
- SELL LIBRARY
- EXPAND CITY HALL FOR NEW COUNCIL CHAMBERS
- RELOCATE COUNCIL CHAMBERS TO EXPANSION
- RENOVATE VACATED CHAMBERS
- CONTINUE LEASING FORMER POLICE STATION

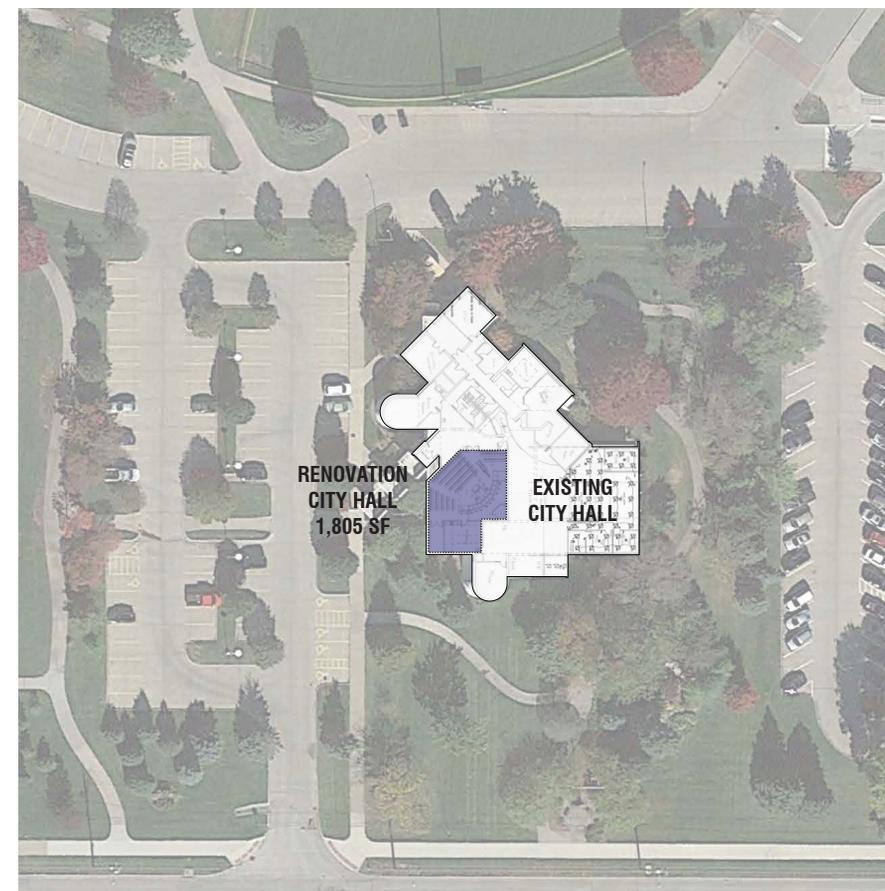
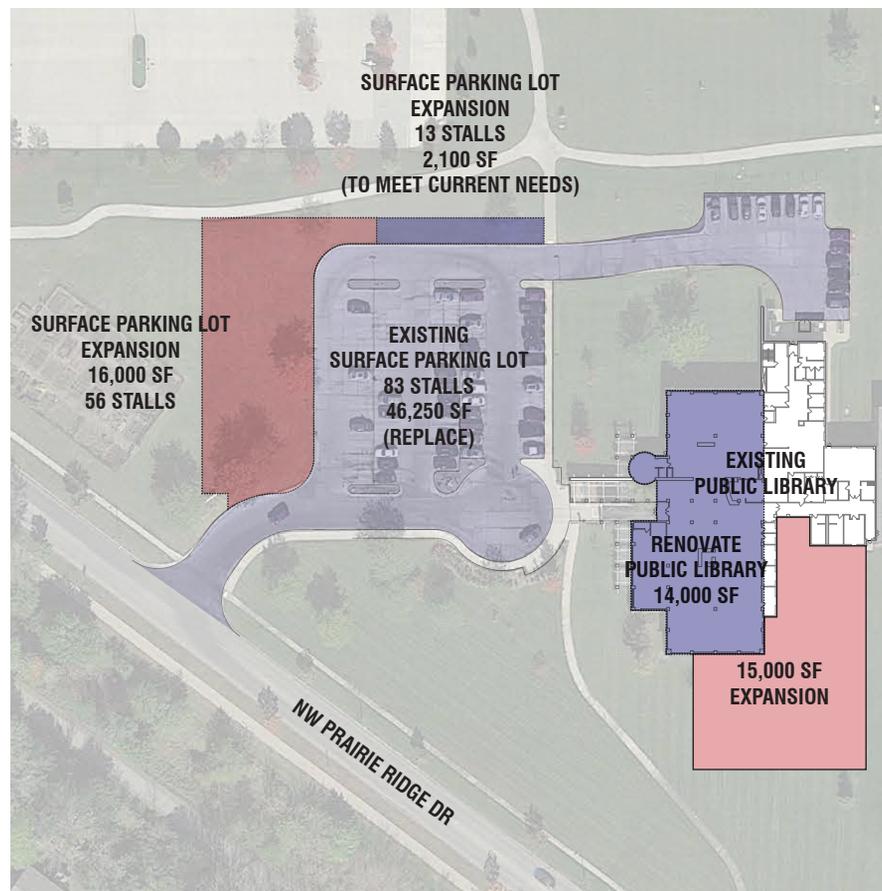


PROJECTED CONSTRUCTION COST:
 \$17,730,500 - \$19,320,750
 LONGEVITY FACTOR: LONG

OPTION 2

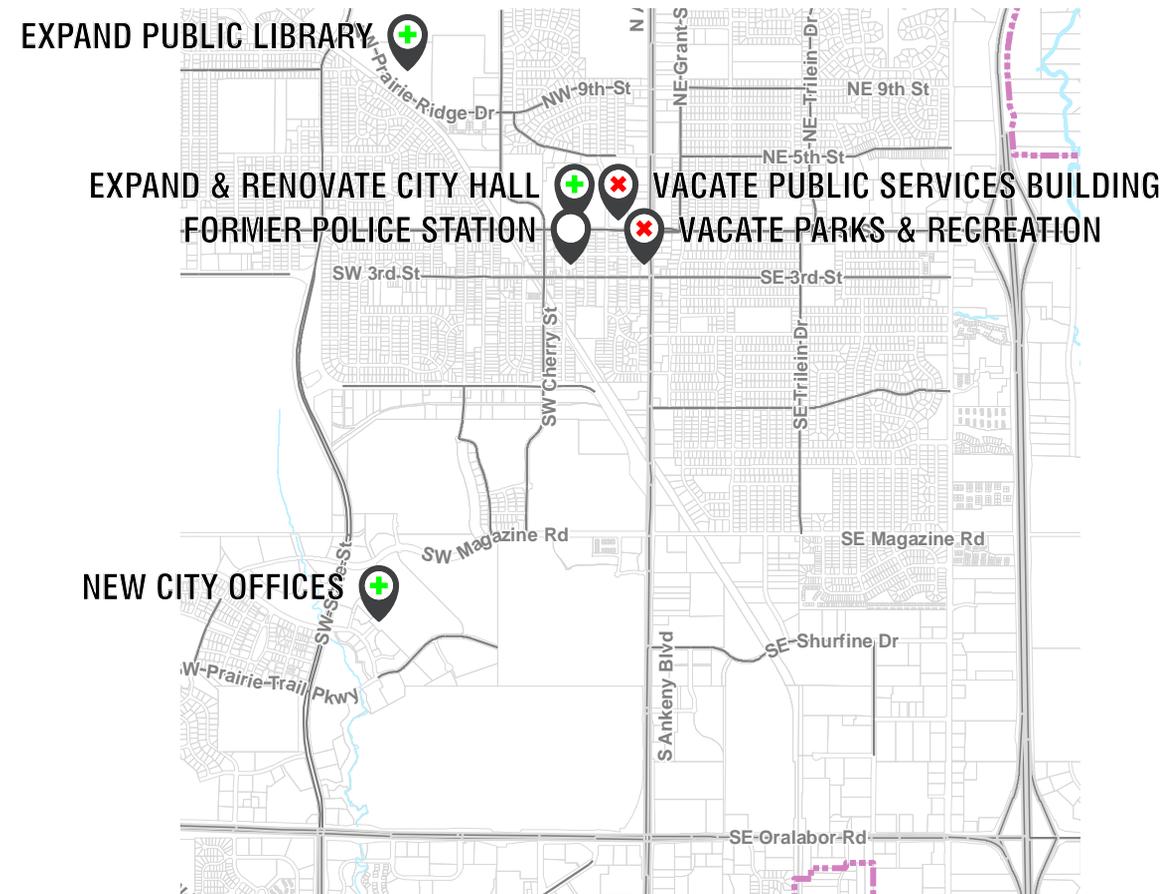


- BUILD NEW CITY OFFICES / COUNCIL CHAMBERS BUILDING
- VACATE PUBLIC SERVICES BUILDING
- VACATE PARKS & RECREATION BUILDING
- VACATE COUNCIL CHAMBERS
- RENOVATE VACATED CHAMBERS
- EXPAND & RENOVATE PUBLIC LIBRARY
- CONTINUE LEASING FORMER POLICE STATION

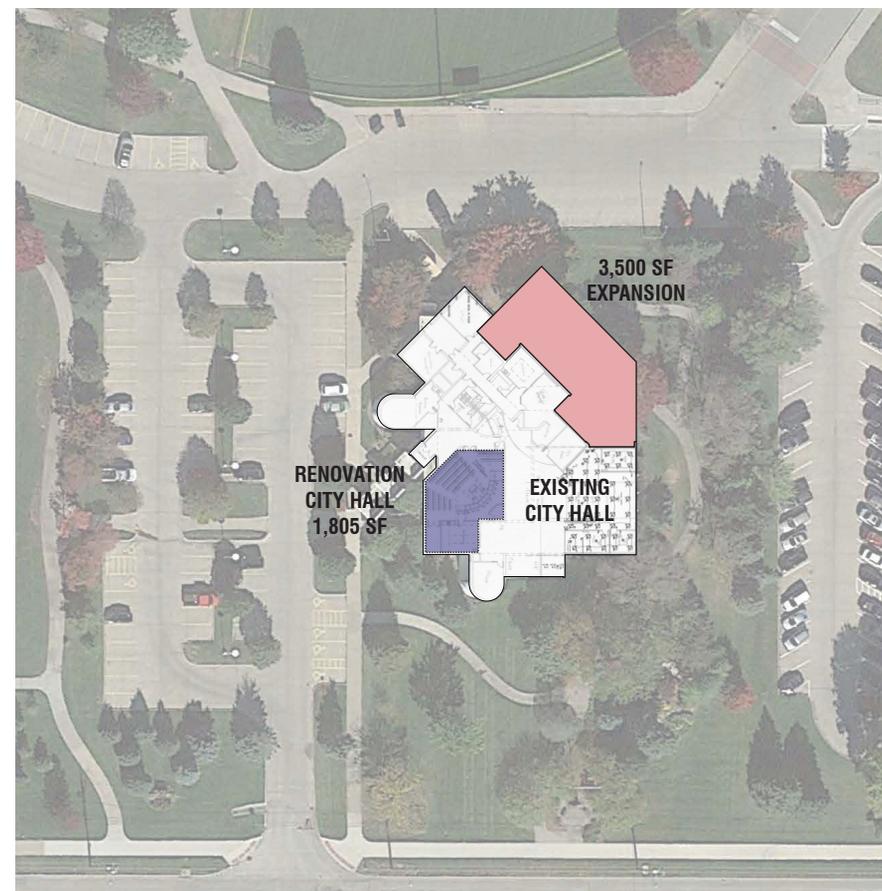
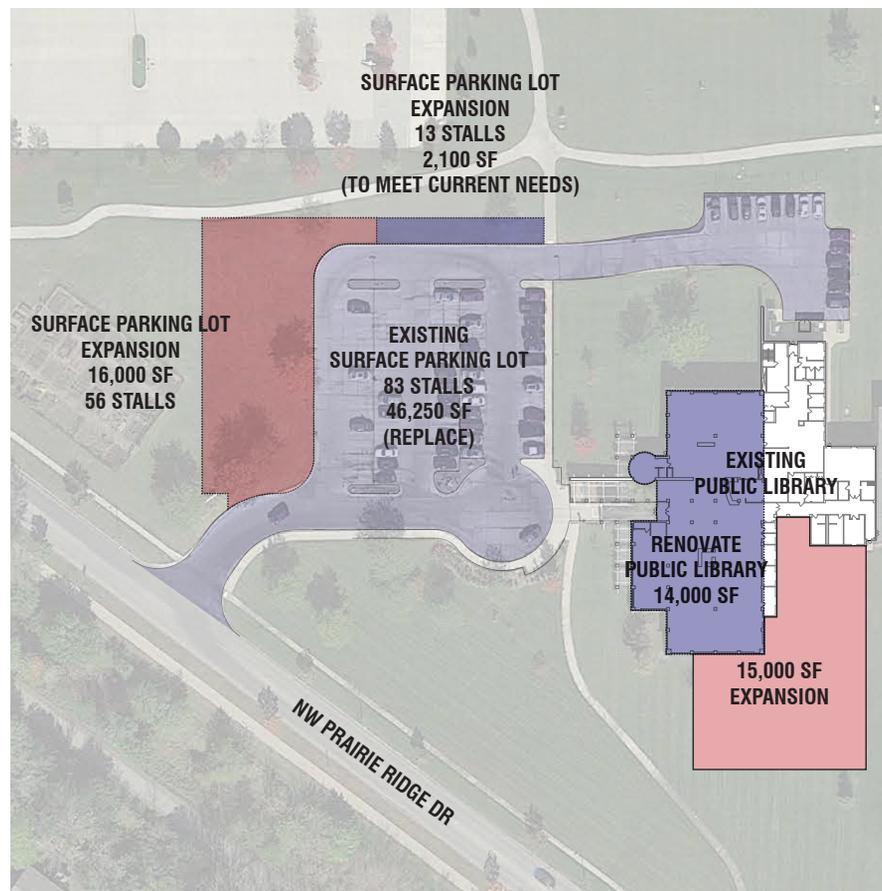


PROJECTED CONSTRUCTION COST:
 \$13,237,800 - \$15,123,050
 LONGEVITY FACTOR: MEDIUM LONG

OPTION 2A

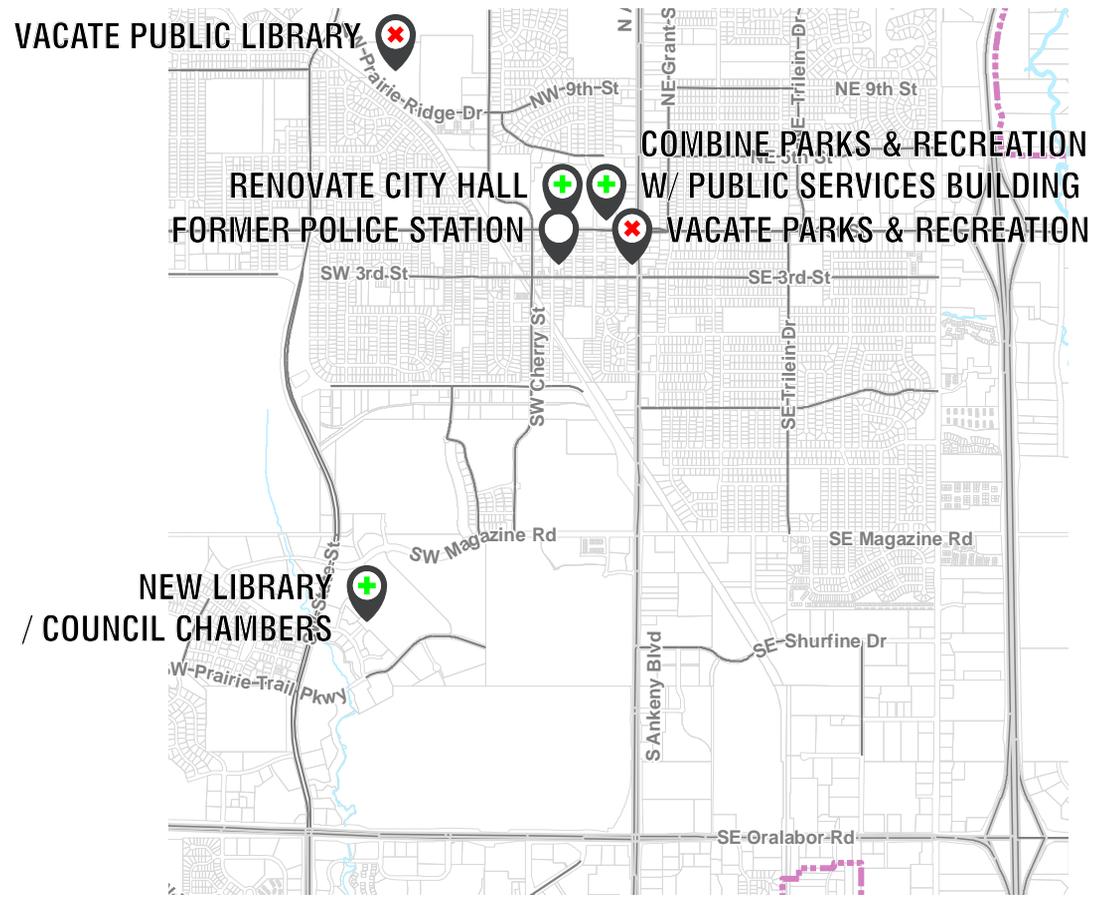


- BUILD NEW CITY OFFICES BUILDING
- VACATE PUBLIC SERVICES BUILDING
- VACATE PARKS & RECREATION BUILDING
- EXPAND CITY HALL FOR NEW COUNCIL CHAMBERS
- RELOCATE COUNCIL CHAMBERS TO EXPANSION
- RENOVATE VACATED CHAMBERS
- EXPAND & RENOVATE PUBLIC LIBRARY
- CONTINUE LEASING FORMER POLICE STATION



PROJECTED CONSTRUCTION COST:
 \$13,412,800 - \$15,048,050
 LONGEVITY FACTOR: MEDIUM LONG

OPTION 3

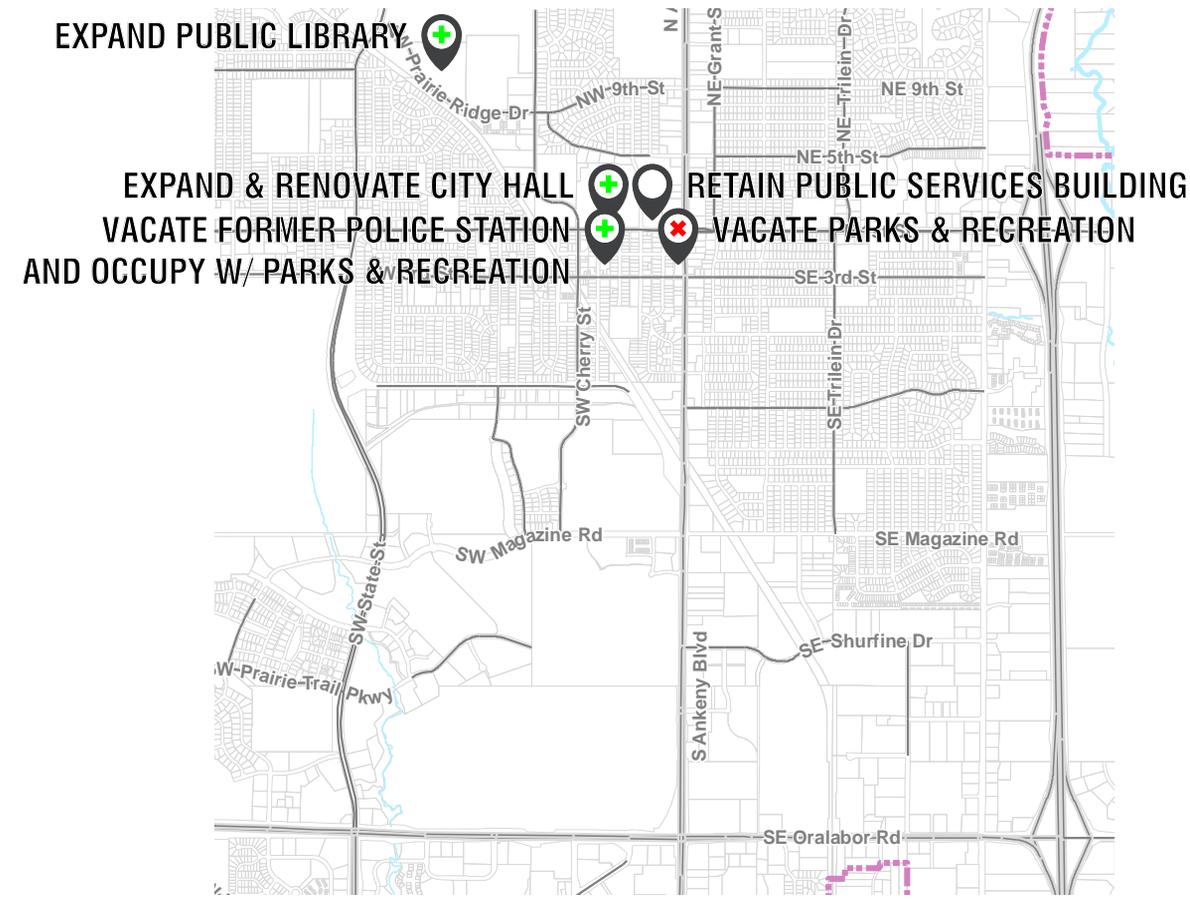


- BUILD NEW PUBLIC LIBRARY / COUNCIL CHAMBERS BUILDING
- VACATE COUNCIL CHAMBERS
- RENOVATE VACATED CHAMBERS
- VACATE LIBRARY
- SELL LIBRARY
- RETAIN PUBLIC SERVICES BUILDING LEASE
- VACATE PARKS & RECREATION BUILDING
- RELOCATE PARKS & RECREATION TO PUBLIC SERVICES BUILDING
- CONTINUE LEASING FORMER POLICE STATION

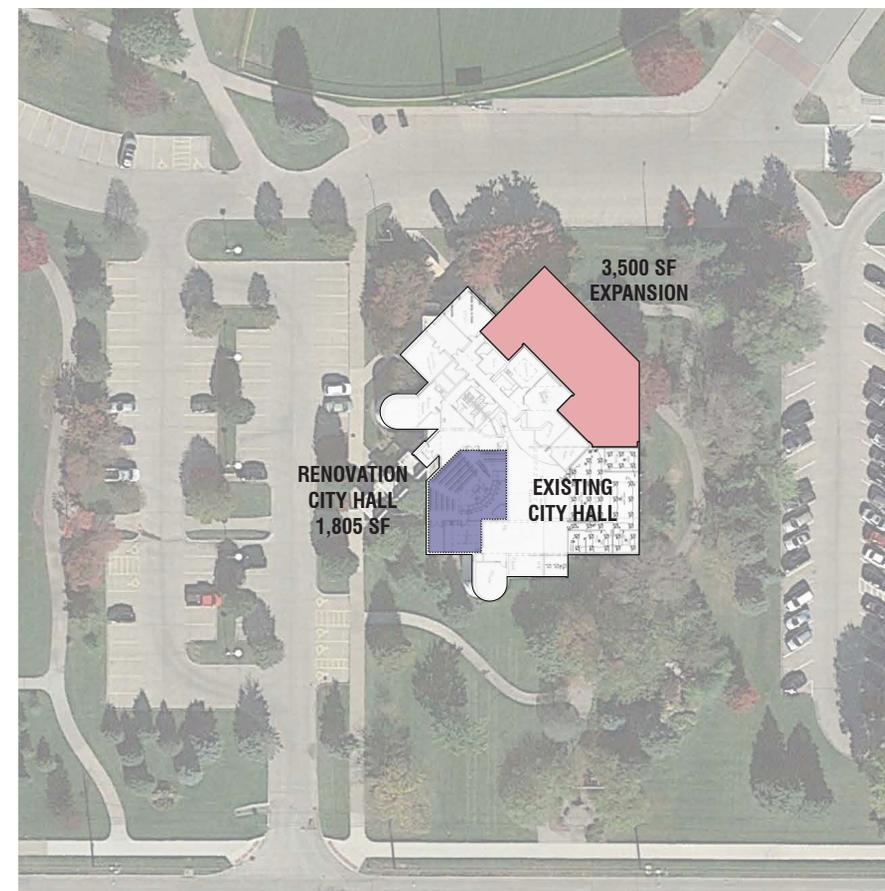
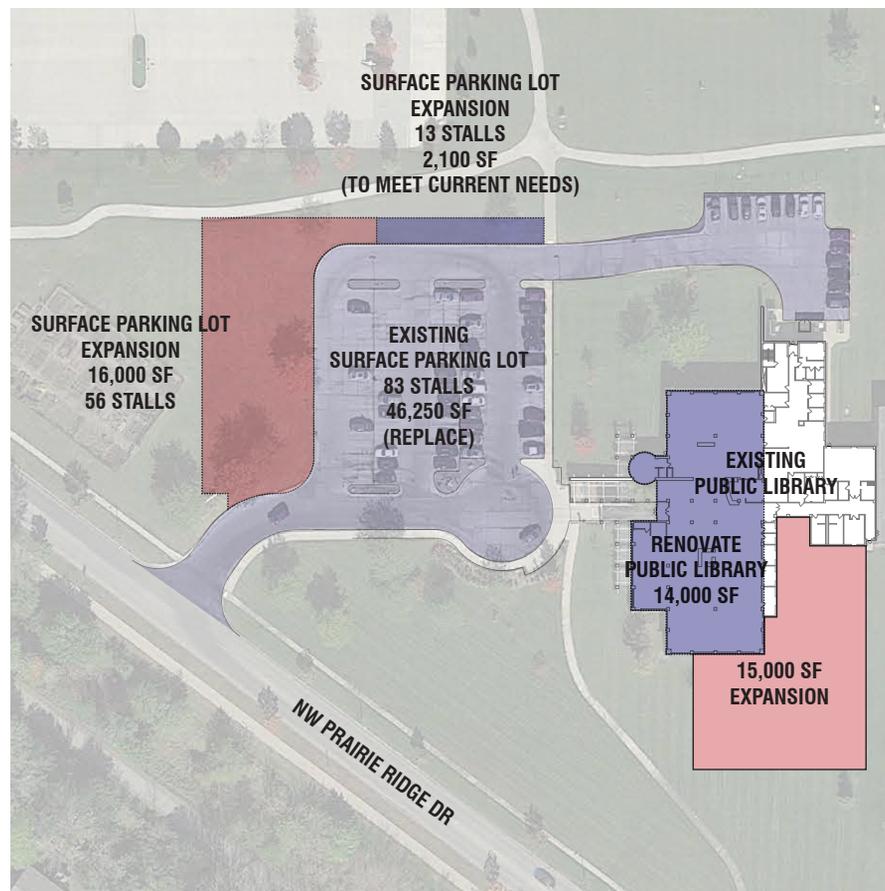


PROJECTED CONSTRUCTION COST:
 \$12,680,500 - \$12,770,750
 LONGEVITY FACTOR: SHORT

OPTION 4



- RETAIN PUBLIC SERVICES BUILDING LEASE
- VACATE PARKS & RECREATION BUILDING
- RELOCATE PARKS & RECREATION AND CHAMBER OF COMMERCE TO FORMER POLICE STATION
- EXPAND & RENOVATE PUBLIC LIBRARY
- EXPAND CITY HALL FOR NEW COUNCIL CHAMBERS
- RELOCATE COUNCIL CHAMBERS TO EXPANSION
- RENOVATE VACATED CHAMBERS

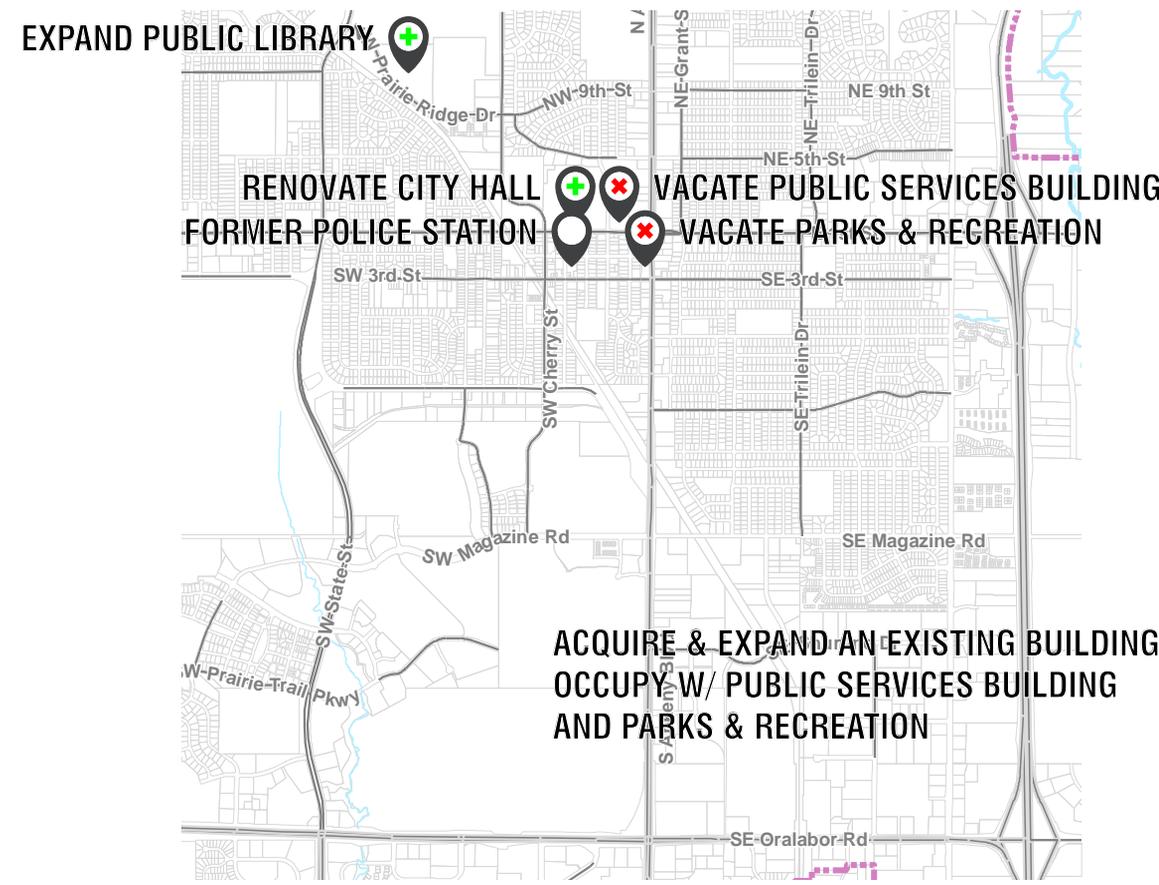


PROJECTED CONSTRUCTION COST:

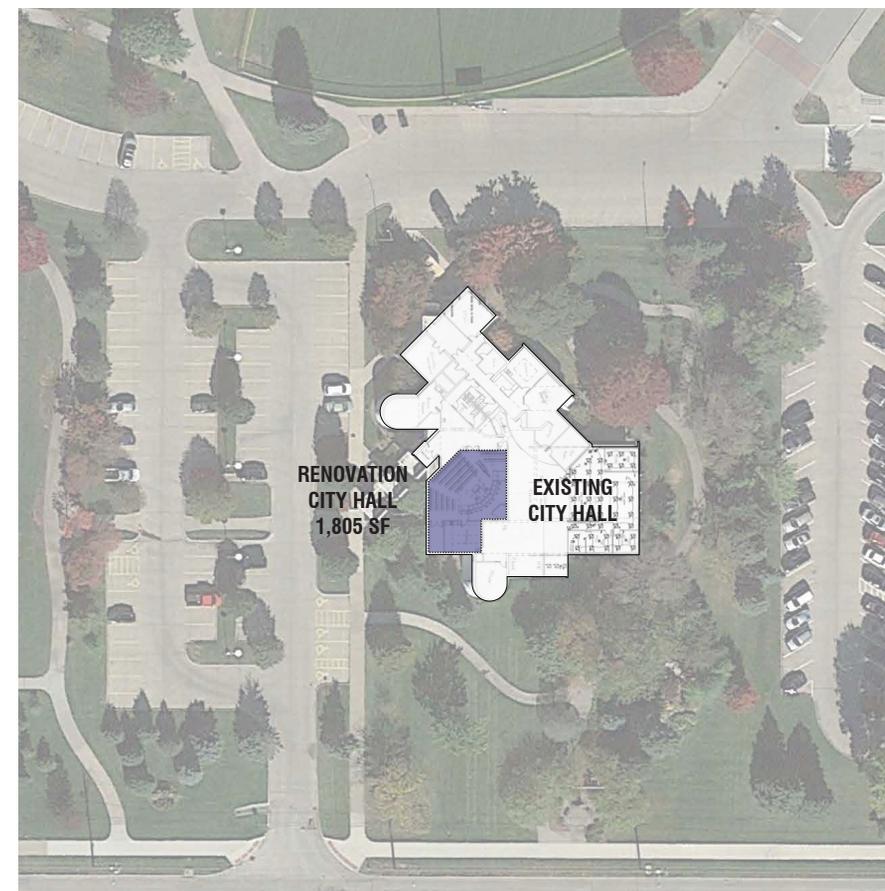
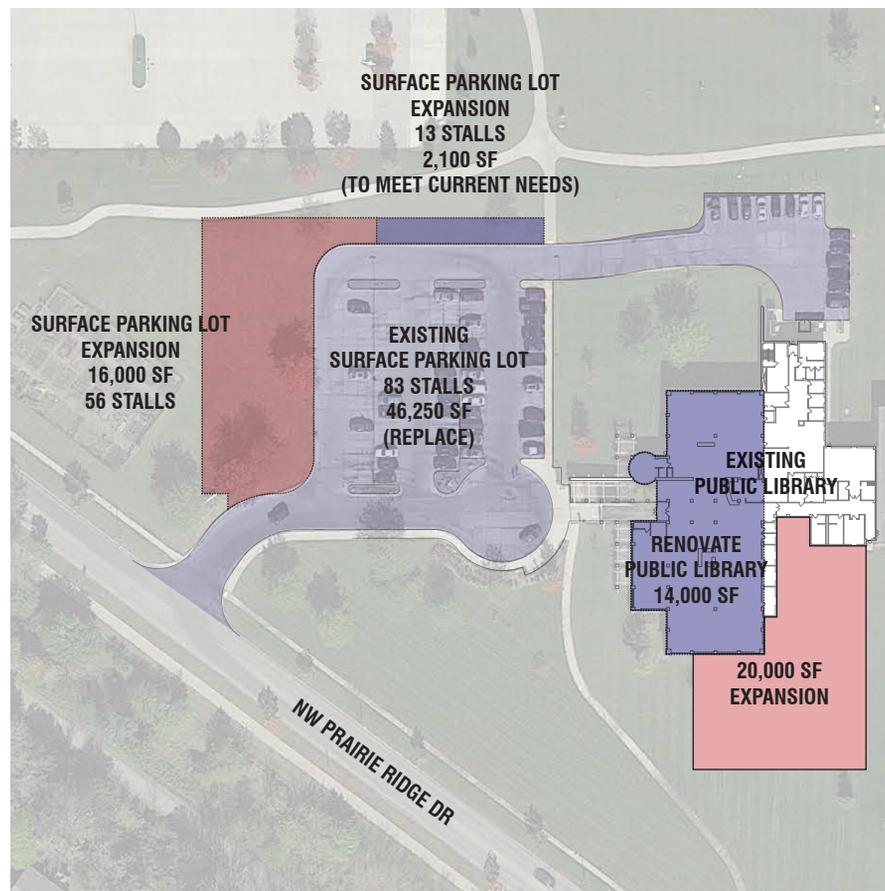
\$8,162,800 - \$8,298,050

LONGEVITY FACTOR: SHORT

OPTION 5



- ACQUIRE & EXPAND PRIVATELY-OWNED BUILDING
- VACATE PUBLIC SERVICES BUILDING
- VACATE PARKS & RECREATION BUILDING
- RELOCATE PUBLIC SERVICES AND PARKS & RECREATION TO PRIVATELY-OWNED BUILDING
- EXPAND PUBLIC LIBRARY
- RELOCATE COUNCIL CHAMBERS TO EXPANSION
- RENOVATE VACATED CHAMBERS
- CONTINUE LEASING FORMER POLICE STATION

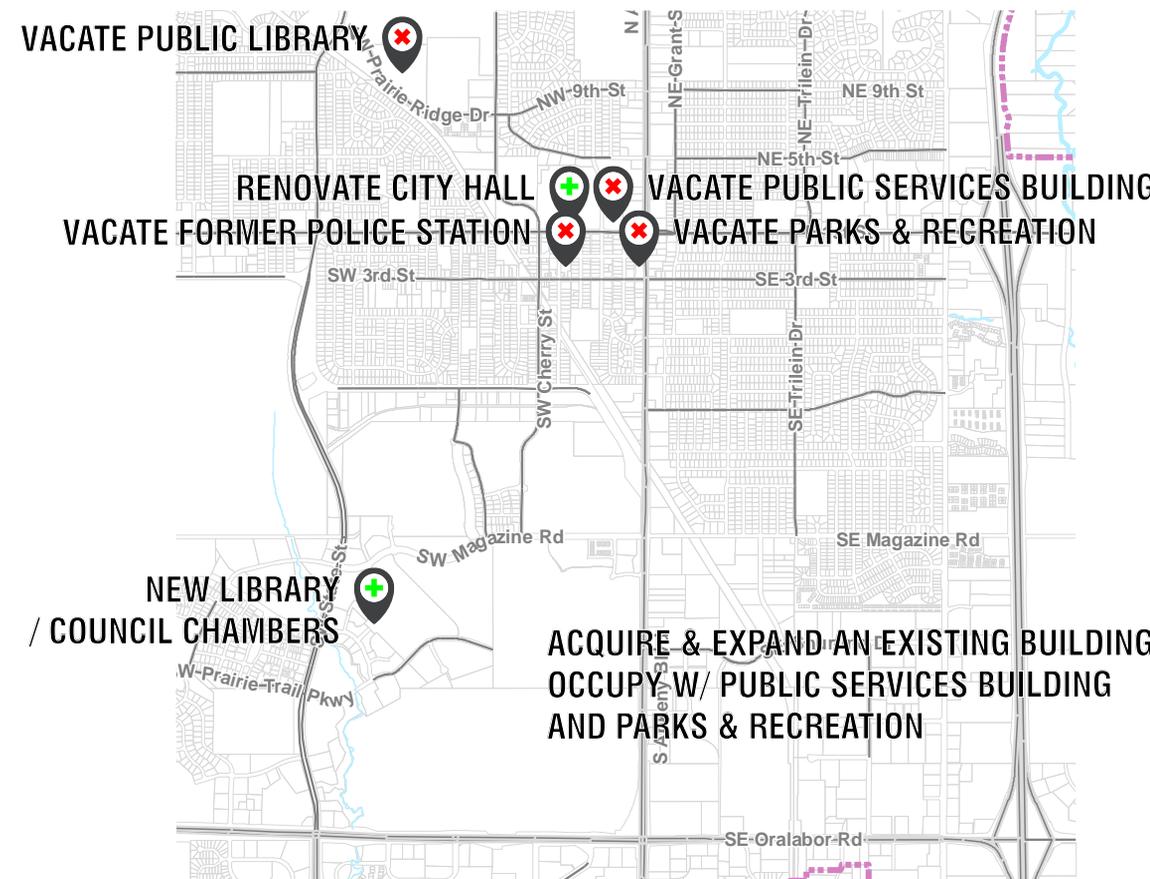


PROJECTED CONSTRUCTION COST:

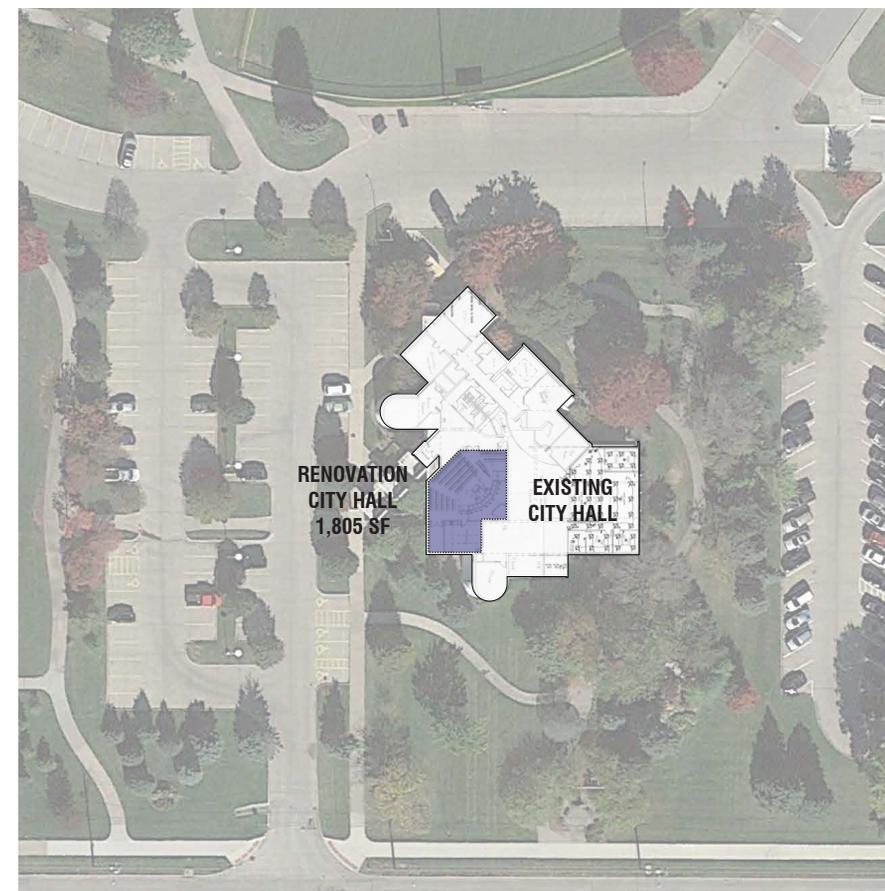
\$11,667,925- \$11,803,175

LONGEVITY FACTOR: MEDIUM

OPTION 5A



- ACQUIRE PRIVATELY-OWNED BUILDING
- EXPAND PRIVATELY-OWNED BUILDING
- VACATE PUBLIC SERVICES BUILDING
- VACATE PARKS & RECREATION BUILDING
- RELOCATE PUBLIC SERVICES AND PARKS & RECREATION TO PRIVATELY-OWNED BUILDING
- BUILD NEW PUBLIC LIBRARY / COUNCIL CHAMBERS BUILDING
- VACATE LIBRARY
- SELL LIBRARY
- VACATE COUNCIL CHAMBERS
- RENOVATE VACATED CHAMBERS
- CONTINUE LEASING FORMER POLICE STATION

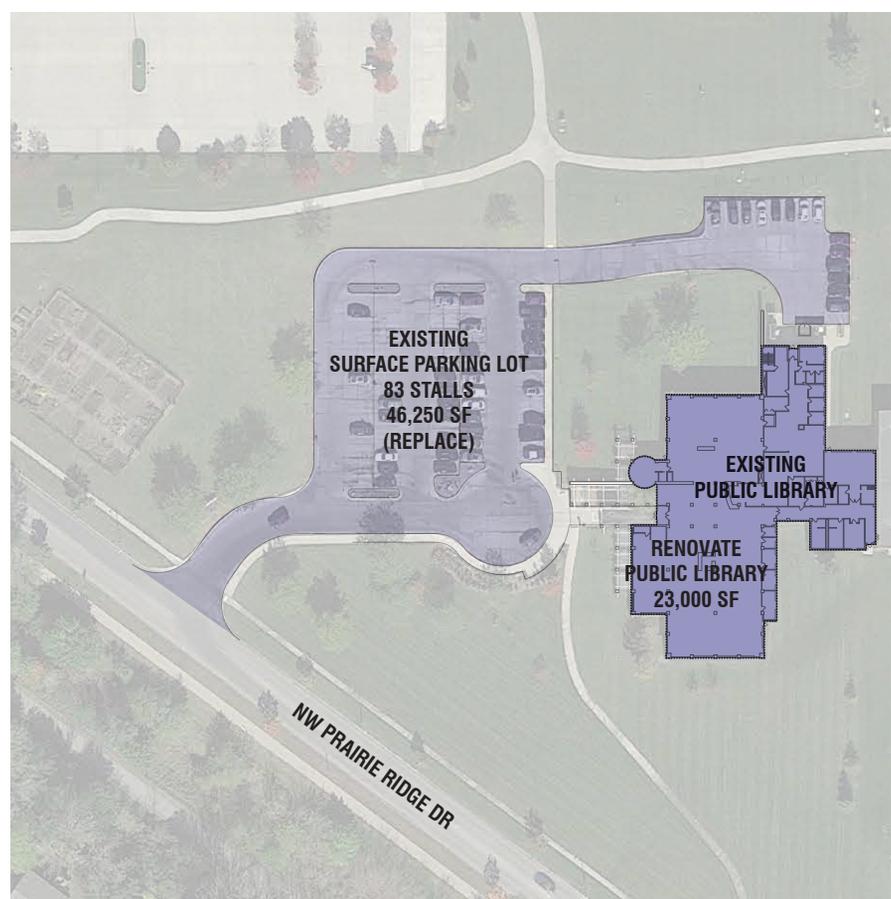


PROJECTED CONSTRUCTION COST:
 \$15,860,625 - \$15,950,875
 LONGEVITY FACTOR: MEDIUM

OPTION 6



- BUILD NEW PUBLIC LIBRARY / COUNCIL CHAMBERS BUILDING
- VACATE PUBLIC LIBRARY
- VACATE COUNCIL CHAMBERS
- RENOVATE VACATED CHAMBERS
- RENOVATE VACATED LIBRARY
- RELOCATE PUBLIC SERVICES AND PARKS & RECREATION TO VACATED LIBRARY
- CONTINUE LEASING FORMER POLICE STATION

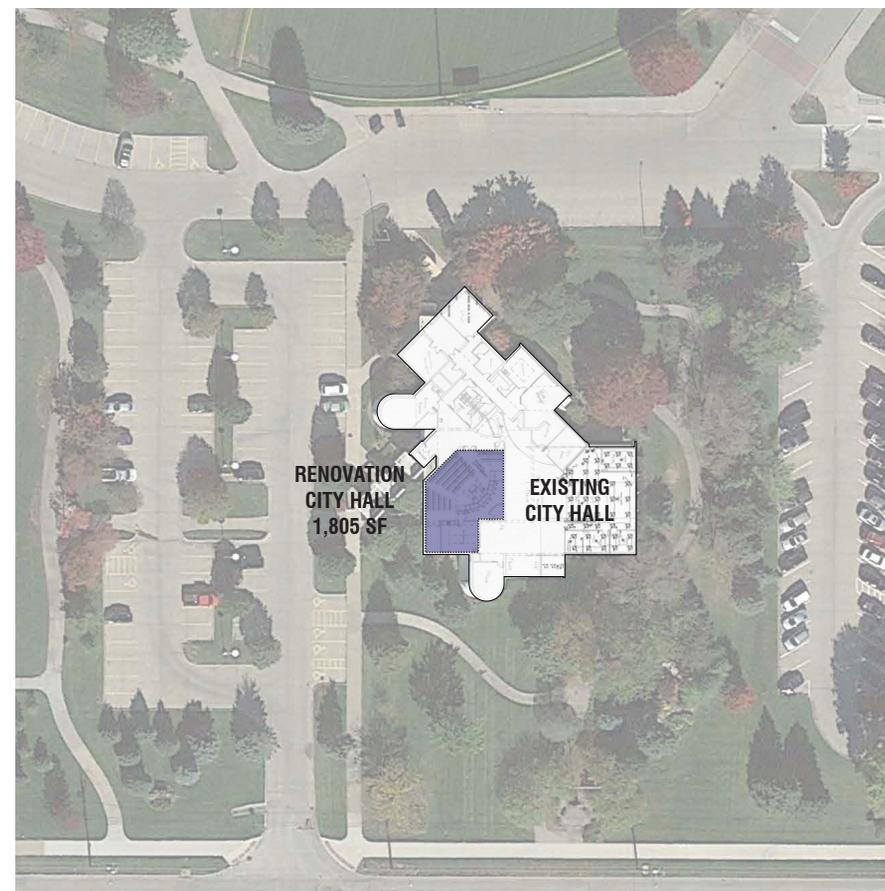
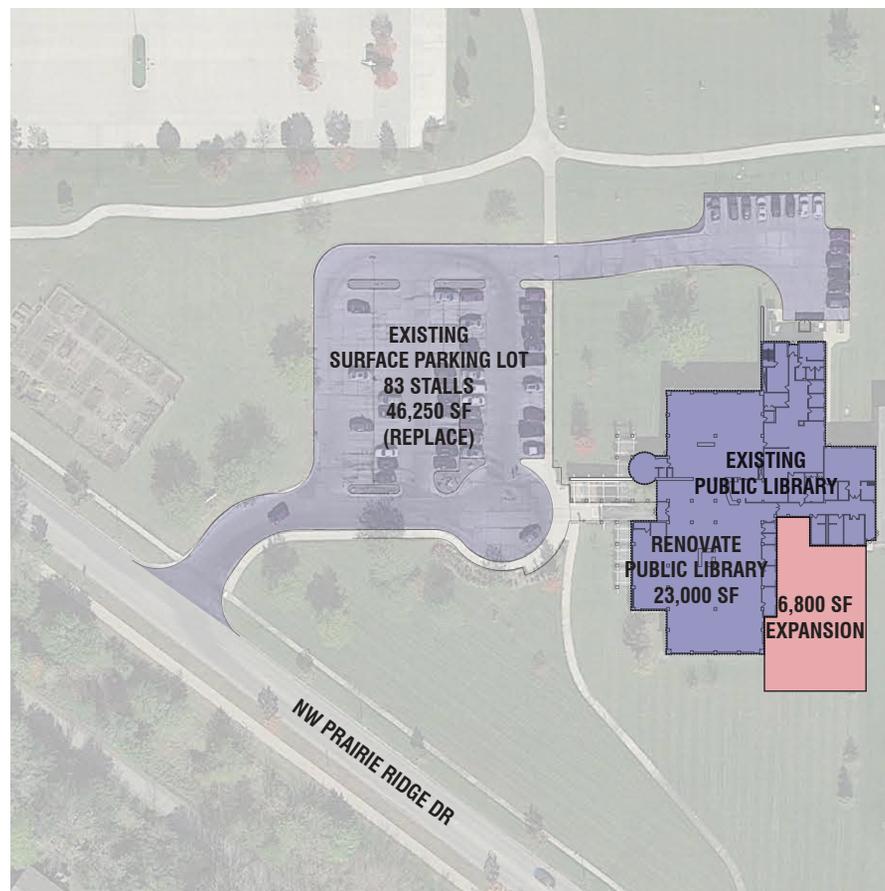


PROJECTED CONSTRUCTION COST:
\$15,559,800 - \$16,845,050
LONGEVITY FACTOR: MEDIUM LONG

OPTION 6A



- BUILD NEW PUBLIC LIBRARY / COUNCIL CHAMBERS BUILDING
- VACATE PUBLIC LIBRARY
- VACATE COUNCIL CHAMBERS
- RENOVATE VACATED CHAMBERS
- RENOVATE VACATED LIBRARY
- RELOCATE PUBLIC SERVICES, PARKS & RECREATION AND CHAMBER OF COMMERCE TO VACATED LIBRARY
- CONTINUE LEASING FORMER POLICE STATION



PROJECTED CONSTRUCTION COST:
\$16,579,800 - \$17,865,050
LONGEVITY FACTOR: MEDIUM LONG

QUESTIONS?