

# Civic Center/Police Fire Headquarters

## Update



**Lara Biggs**  
**Bureau Chief Capital Planning/City Engineer**

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# What do People Want From Their City Hall?

## Feedback from Listening Sessions (Oct - Nov)

1. Be cost conscious, but not cost at the expense of a quality project
2. Enhanced accessibility with nearby access to free public parking and transit
3. Address language barriers in delivering city services by having Spanish speaking staff in public-facing spaces and where services/information are provided
4. Free or low-cost access to community meeting spaces, especially for non-profit groups
5. Well-connected to the rest of the City through its location and access to transit
6. Prioritize ADA accessibility

# Civic Center /PFHQ Potential Options

<b>Alt. No.</b>	<b>Description</b>	<b>Est. Cost (01/2024 dollars)</b>	<b>Add'l Cost for Geothermal</b>
1	Acquire 1801 Maple and 906 University Place to relocate PFHQ only (CC not included)	\$158.7M	\$2.7M
2	Acquire 906 University Place; develop integrated Civic Center and PFHQ	\$116.7M	\$2.7M
3	Rebuild PFHQ on current site   Renovate CC	\$166.6M	\$2.5M
4	Rebuild PFHQ at 2100 Ridge Renovate Civic Center	\$143.3M	\$2.5M

# Validation of Renovation Costs

Report	Date Published	Estimated CC Renovation Cost	Escalated CC Renovation Cost
Doyle Report	July 1998	\$15.3M	\$47.5M
U.S. Equities Report	September 2003	\$20.5M	\$57.9M
AECOM Report	November 2023	\$62.7M	\$64.6M

## Since 1998:

- Additional 26 years of building deterioration
- Changes in building code requirements
- Changes is ADA requirements
- CARP requirements
- LEED-gold requirements

# Historic Preservation Tax Credits -

## How does renovating 2100 Ridge stack up?

	Description	Meets Criteria?	Notes
1	Listed in National Register of Historic Places	Yes	
2	Be a Substantial Renovation (rehab cost exceeds the cost of the building)	Yes	
3	Meets Secretary of Interior's Standards for Rehabilitation	TBD	Meeting standards may increase project cost. Special monitoring and documentation required
4	Following rehab, building must be income-producing for at least 5 years (non-municipal use)	No	

# Historic Preservation Tax Credits

(Federal)

**Only Qualified Rehabilitation Expenses (QRE) eligible.**

Eligible: building systems, building envelope

Ineligible: furniture, exterior improvements

**Federal tax credits are worth 20% of QREs.**

Example: Of a \$15M project, only \$10M are QREs. 20% of QREs is \$2M. Similar to LEED Certification, documentation of QREs and conformance to federal standards can increase the cost of a project.

**QRE's are only available on the the portion of the building that is income producing following the rehabilitation.**

Example: If only 50% of the building is income producing following the renovation, then the benefit is only 50% of \$2M, or **\$1M total of the \$15M.**

# Historic Preservation Tax Credits (State)

- Tax credits cap at \$3M per project
- Program funded at \$25M annually
- Applications are highly competitive

**A project that will put the historic property back on the property tax rolls will be much more competitive for receiving grant funds.**

# Next Steps

- Develop costs for moving city hall to main library building
- Further develop costs for moving city hall to 900 Clark
- Continue negotiations with NU for 1801 Maple/906 University Place