



City Commission Meeting Highlights

Tuesday, April 19, 2016 at 5:30 p.m. at City Hall

Presentation on Two City Hall Options

In a presentation to the Paducah Board of Commissioners, Planning Director Steve Ervin provided opening comments including a timeline of the process since 2014 regarding the City Hall Project. Last year, the City engaged RATIO Architects for the project. Over the past several months, RATIO's design team has worked with the elected officials, city staff, and the City Hall Schematic Design Advisory Group to complete an in-depth process of visioning, programming, pre-design, and schematic design for two design options: rehabilitation of the existing City Hall and construction of a new building. The key outcomes for either City Hall design is that the building

- 1) Improves the customer experience
- 2) Improves city staff functionality
- 3) Energizes the Civic Zone District of downtown
- 4) Provides a modern, adaptable workplace for 50 years, and
- 5) Contributes to Paducah's identity and culture.

RATIO held meetings with staff and the City Hall Schematic Design Advisory Group on November 17-18, 2015; January 5-6, 2016; and February 3, 2016. A public meeting was held March 21 to solicit feedback on the schematic designs. RATIO's work also includes a master plan of Dolly McNutt Memorial Plaza.

Rob Proctor and Brooke Funkhouser with RATIO Architects attended the meeting and provided an overview of the two schematic designs and the preliminary conceptual cost estimates. Regarding the dual pathway of design, Proctor says, "That's a very unique process, one that we embraced whole-heartedly." Funkhouser says, "This needs to be a place that you remember. It's a government building. It's a civic building." Proctor adds, "We are celebrating government through the vehicle of design."

The rehabilitation option involves stabilizing the existing City Hall's canopy, improving its seismic stability, and rehabilitating its mechanical elements. The Commission Chambers would be moved to the first floor. The rehabilitation also incorporates glass on the interior to improve departmental communication and functionality and to increase customer service and way-finding. The departmental configuration would be adjusted to look at shared spaces and increase the number of departments that could operate from the building. The preliminary cost estimate for the rehabilitation is \$18 million. That number includes a cost to temporarily relocate the staff during construction.

The new building option involves the construction of a four-story structure on the city-owned property on Clark Street that faces Dolly McNutt Memorial Plaza. Funkhouser says, "We selected a site that basically completes the Civic Center Zone quad." The exterior design uses a variety of materials including metal panels, glass, and stone. The sun angles also were taken into consideration. Funkhouser says, "We want to have this building stand on its own but be respectful of the Edward Durell Stone building." This design also places the Commission Chambers on the first floor with a pre-function space and gallery area. The preliminary cost estimate for the new construction is \$18.5 million. That number includes an estimated cost of \$590,000 to stabilize the current City Hall until a new owner or purpose could be determined.

The Paducah Board of Commissioners expressed their appreciation to the City Hall Schematic Design Advisory Group and applauded the professionalism and work completed by RATIO. Commissioner Richard Abraham commented that the next step is to decide which option is the best for the City and how to fund it. Mayor Gayle Kaler agreed with the concern about funding. Kaler said, "I think we have to look at our budget. In my opinion phasing in is the way to go, but how do we plan that out, and will it increase costs over time?" Kaler added, "What's critical to me right now is the stability [of the existing building] and the safety issues." Commissioner Wilson said, "It would be hard to walk away from this building unless it had a new owner who had a grander vision."



Firehouse Subs Public Safety Foundation Grant Award

The Paducah Board of Commissioners approved an ordinance to accept the award from the Firehouse Subs Public Safety Foundation. The Foundation is awarding the Paducah Fire Department \$15,125 for the purchase of safety equipment including breathing hoses, an air card, and carbon cylinders. No matching funds are required.

Quick Highlights

- Municipal order approved to apply for a U.S. Housing and Urban Development's Community Development Block Grant in the amount of \$220,000 on behalf of Four Rivers Behavioral Health for personnel expenses for the Center Point Recovery Center. Local matching funds will not be required from the City of Paducah. If awarded, an administration fee of \$10,500 would be paid to the City for maintain and monitoring the funding.
- Municipal order approved declaring the lot at 1036 Madison Street as surplus property and approving the sale of the lot to Millworks Products for \$100. The property was advertised for bid with one bid received.
- Ordinance introduced (vote April 26) for a reimbursement agreement with Paducah Water for asphalt and concrete rehabilitation work within various locations of the City right-of-way. This work is associated with Paducah Water's project to construct a new 24" water transmission line from the treatment plant at 1800 North 8th Street to an existing water line in the 1300 block of Kentucky Avenue. The City will be reconstructing the concrete and asphalt after the water line is placed. Paducah Water is agreeing to reimburse the City in an estimated amount of \$220,000.
- Ordinance approved for change order #1 with Mott Electric, LLC for the Police Station Emergency Generator Project. This project involves the installation of a 150 KW diesel-powered emergency generator at the Paducah Police Department. This change order increases by project by \$2,450 for a total of \$117,700 and increases the time for completion by 60 days. The Kentucky Office of Homeland Security is funding \$75,000 of the project with the remaining funds coming from the City budget.

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