

City of Sheboygan
2015-08-10

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BUILDING USE COMMITTEE MINUTES Monday, August 10, 2015 City Hall, 3 rd Floor
Conf. Rm. 5 pm

Committee Members Present:

J. Belanger, R. Haen, J. Clarke, E. Jensen, D. Biebel Ald. Present:

J. Bohren, B. Bitters, M. Donohue, J. Kath Staff Present:

Mayor Vandersteen, C. Pelishek, B. Bluske Others Present:

See sign-in sheet

1. OPENING OF MEETING

1.1 Pledge of Allegiance.

2. ITEMS FOR ACTION

2.1 Approval of Building Use Committee minutes from June 8 and July 7 meetings. R. Haen/J. Clarke motioned to approve. All ayes, motion carried.

2.2 Discussion with Gorman & Company regarding re-use of City Hall. A representative from Gorman & Company spoke via telephone conference. Gorman & Company is experienced in reusing historic buildings for housing. City Hall is one of the more attractive sites for downtown housing. It was confirmed City Hall could easily convert into 25 units. J. Clarke questioned if the monumental staircase would be gutted or kept. The representative confirmed certain aspects have to be retained and those spaces are primarily the character defining spaces of the building. The staircase would be one of those defining items. C. Pelishek added the selling point is the covered parking garage which gives more flexibility as builder for benefits. J. Belanger stated this is a struggle no matter what decision is made; sacrificing optimal efficiency to stay here and becoming ADA compliant compared to building new and having key people on one floor and cross-training employees. D. Biebel stated we know the current costs of City Hall but it is hard to determine cost savings with renovations. Delaying a decision will determine staying in City Hall and will cost more due to long-term

renovations. If City Hall is remodeled, departments would have to be brought back to develop a more efficient use of the building space.

2.3 Review City Hall programming space needs. There is plenty of room at City Hall, the question is this the most efficient use of the building. R. Haen stated the talk is about convenience for customers and there is no way this building is that now. Building new would add costs of site work (retention pond, parking, etc.). E. Jensen feels we should take a closer look at this building to establish what interior renovations are necessary. That decision has to be made first before looking at other sites. Right now City Hall occupies 20,800 sq. ft. The proposal has the same people/dept. at 21,600 sq. ft.

R. Haen spoke about timing goal and if the City goes out for RFP's, months will go by. J. Belanger is not in favor of assigning Capital Project funds until City Hall decision is made. J. Clarke/R. Haen made a motion for staff to go out for RFP's to see how repurposed

as well as a clean slate at a new facility and come up with cost comparisons, all ayes, motion carried.

2.4 Review initial report of information and findings.

2.5 Review potential next steps.

3. SET NEXT MEETING DATE~~TBD

4. ADJOURN

4.1 Motion to Adjourn