



City Hall – Current Status

Public Works Department

May 16, 2023



Presentation Overview

1. Current Status
2. Purpose of Building Upkeep
3. Impacted Infrastructure
4. Restoration Realities
5. Cost Estimates
6. Challenges

Objective: Provide City Commission with an understanding of the challenges to return City Hall to a habitable building





Current Status – Day 33

- City Hall is on life support
 - Large mobile chiller unit
 - Massive generators
- Workers required to monitor, maintain, and fuel equipment
- Security for building, also on fire watch



Chillers



Generators



Purpose of Building Upkeep

- Preserve content and equipment until a decision is made regarding City Hall
- Maintain IT functions
- Insurance obligation to maintain
- Phase 1 – Move out of staff (complete)
 - Phase 2 and Phase 3 pending



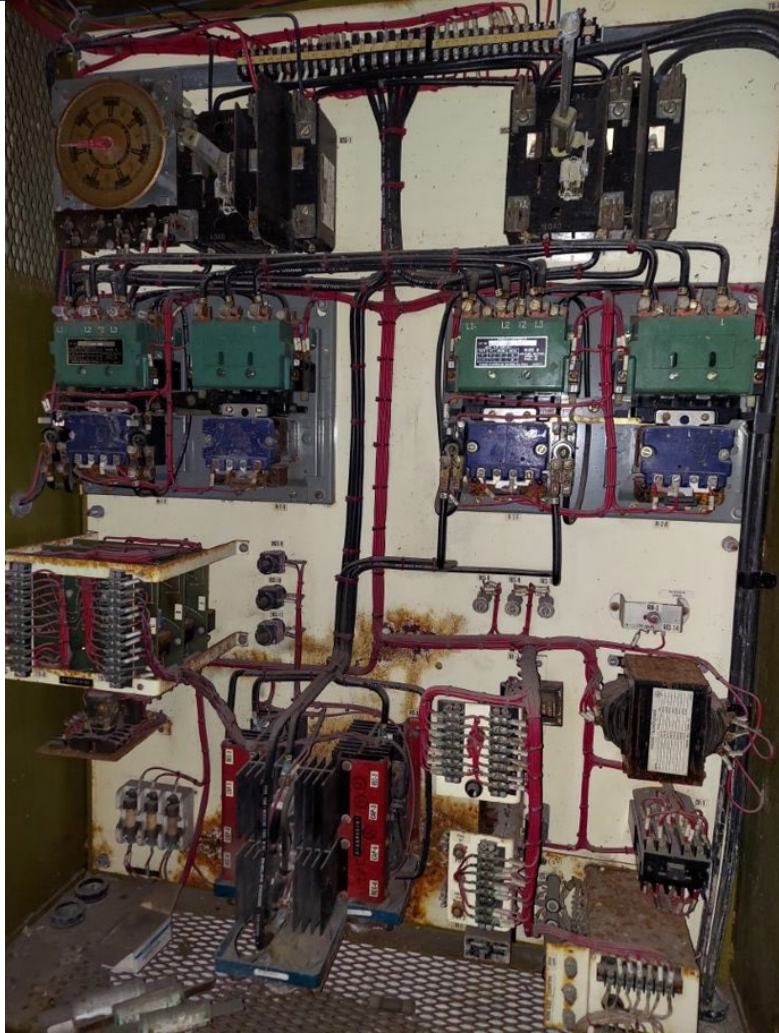


Impacted Infrastructure: FPL Vault



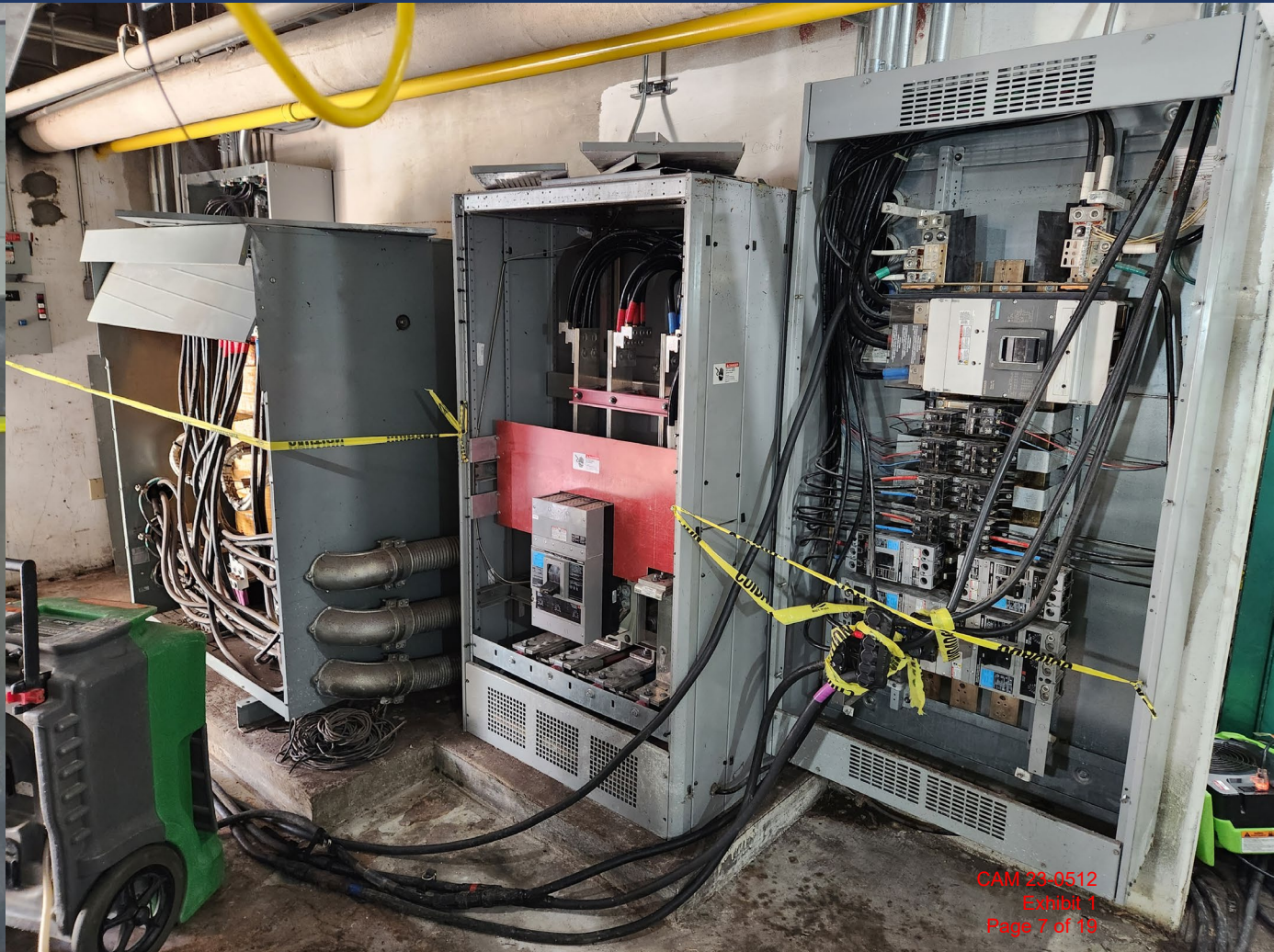
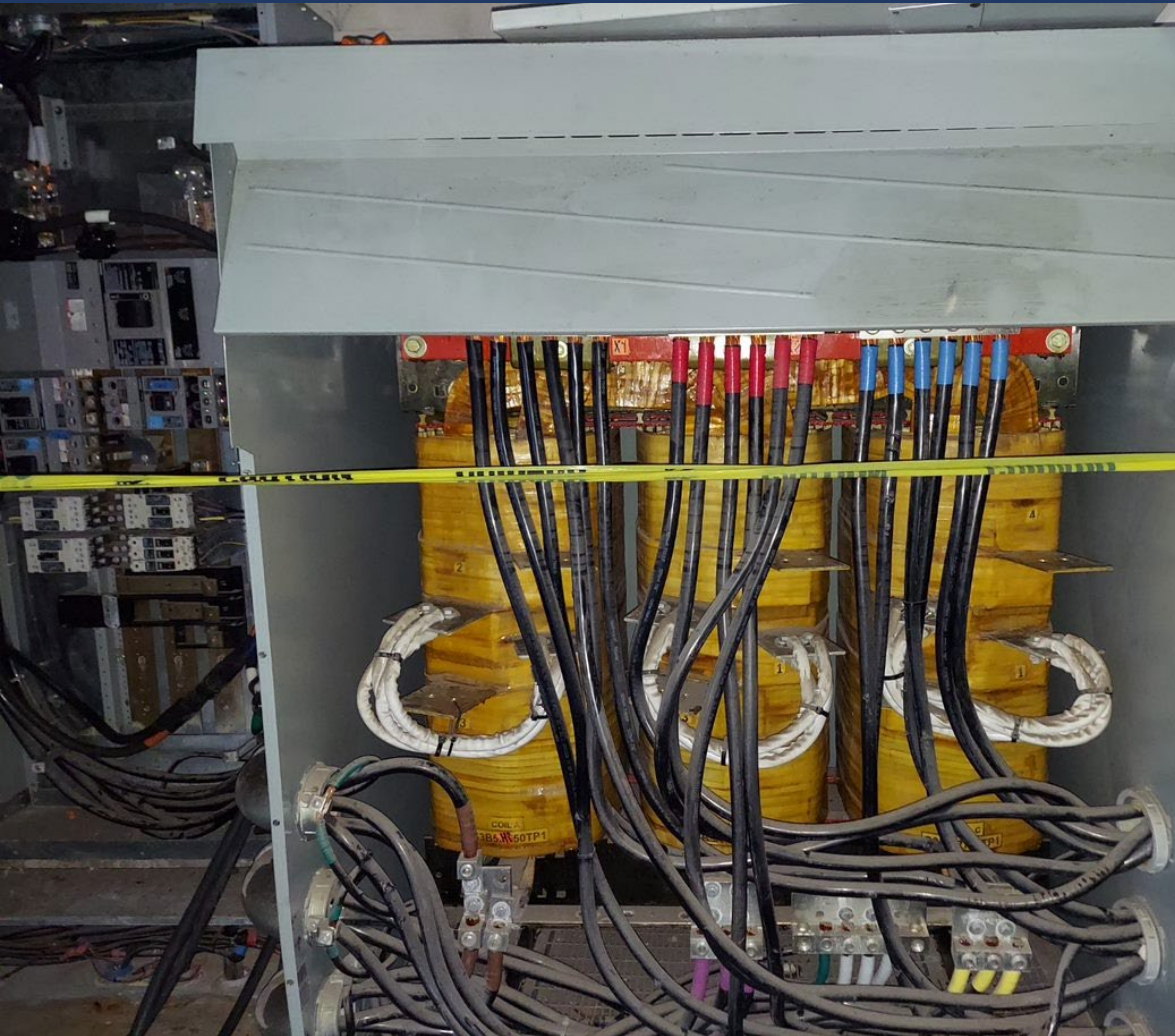


Impacted Infrastructure: Electrical Systems





Impacted Infrastructure: Electrical Systems





Impacted Infrastructure: Electrical Systems





Impacted Infrastructure: Pumping and Circuitry Controls



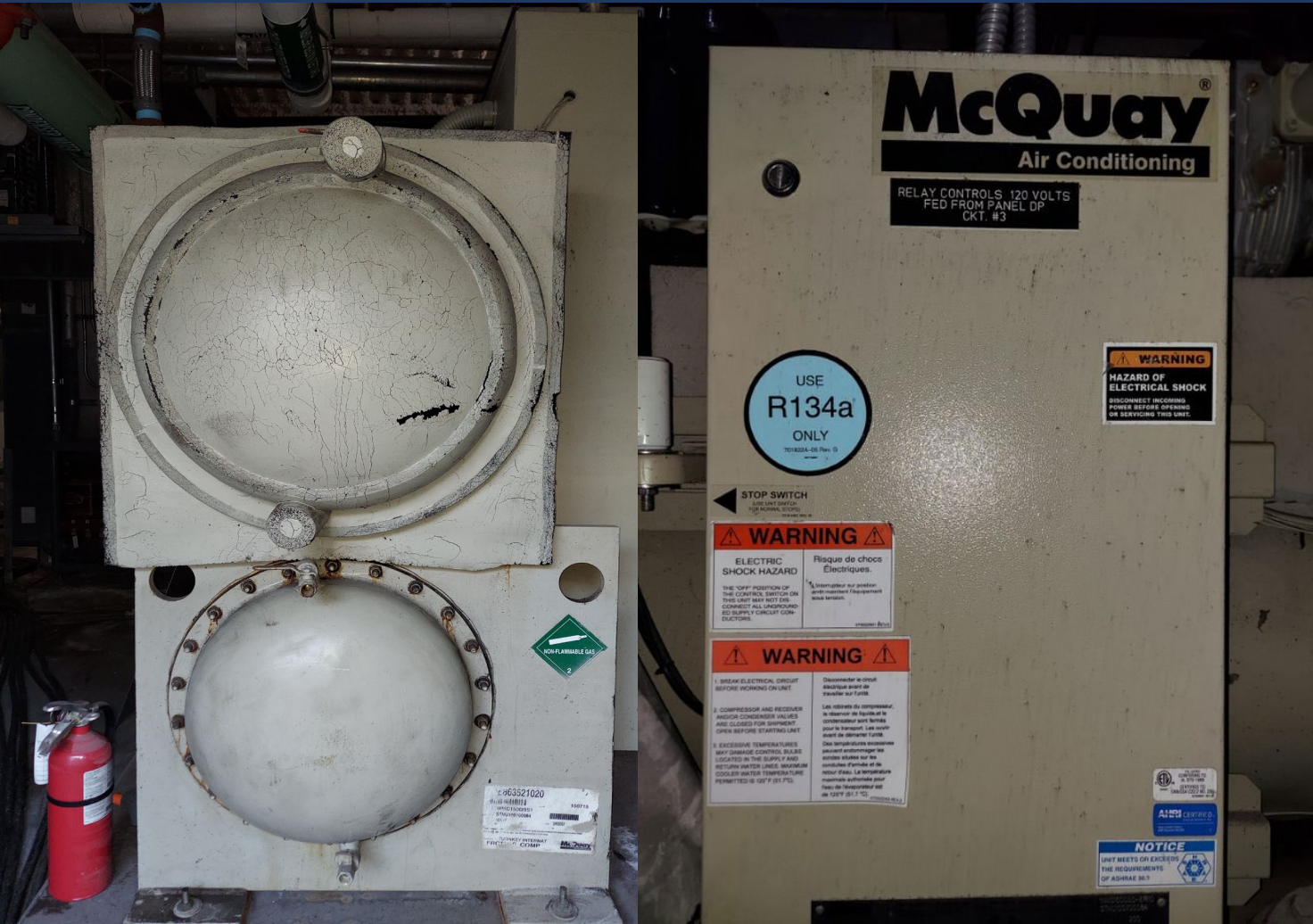


Impacted Infrastructure: Fire System





Impacted Infrastructure: HVAC System





Impacted Infrastructure: HVAC System





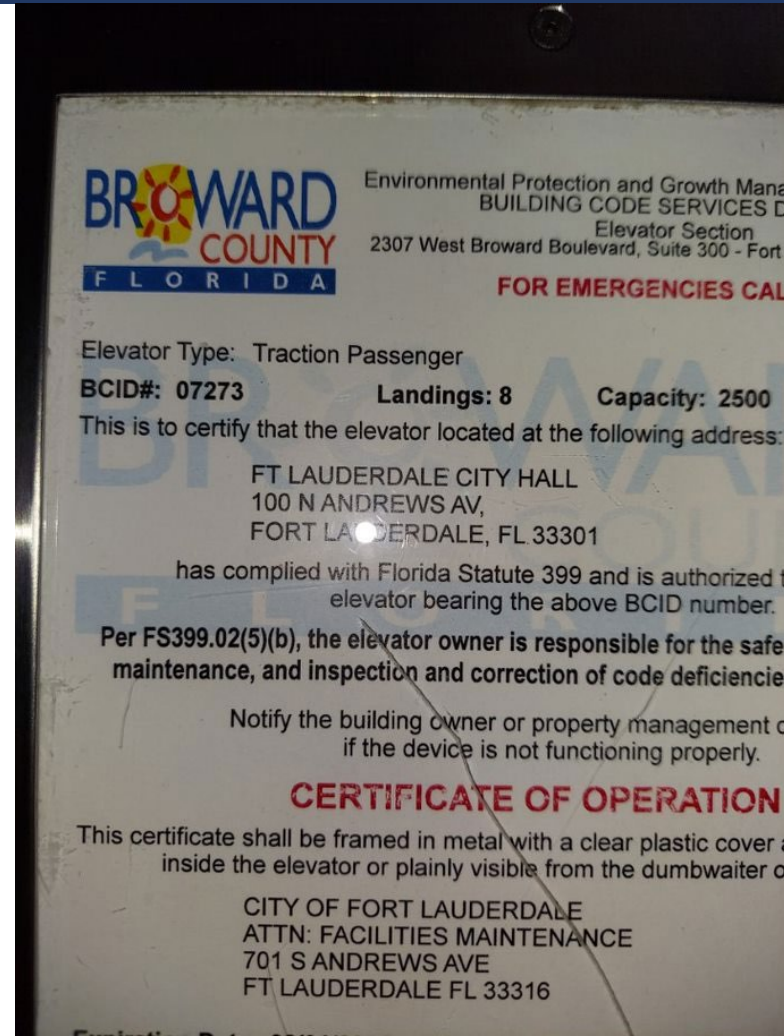
Impacted Infrastructure: Emergency Generator



*Flood water height-
blue line*

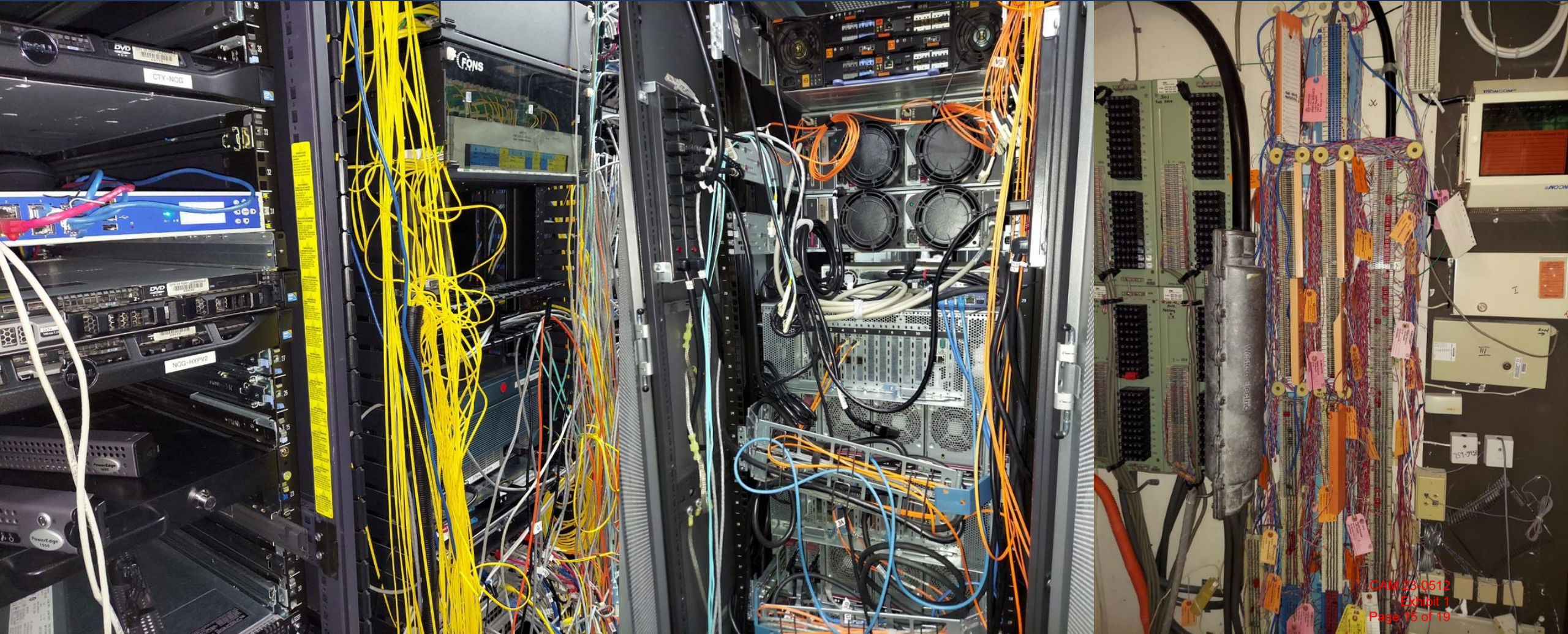


Impacted Infrastructure: Elevators





Impacted Infrastructure: IT Infrastructure





Restoration Realities

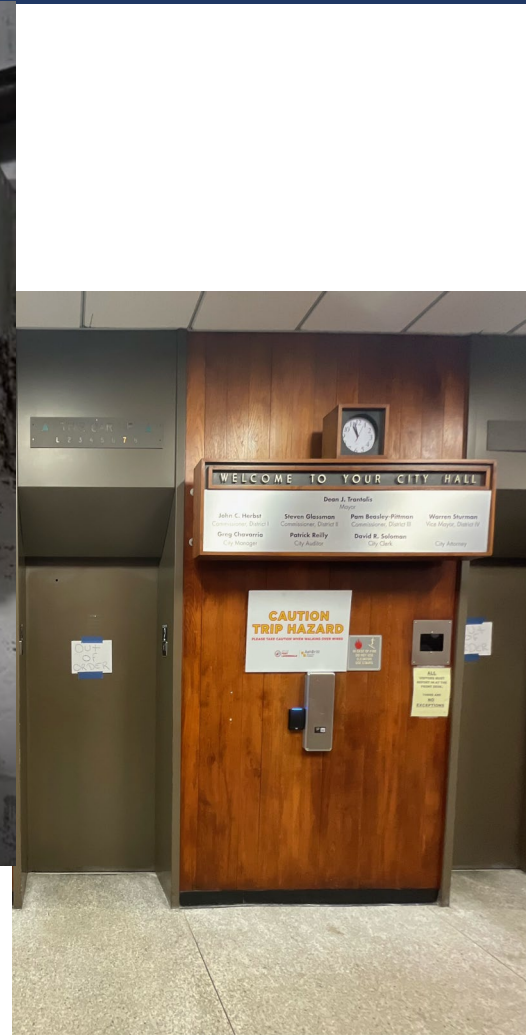
- Extensive electrical work required even with FPL transformer online
- Decision to restore key systems in flood-vulnerable basement or redesign for a higher floor/alternative
- Re-establishing automated fire suppression
- Keeping aging elevators operational
- Working with original components now considered obsolete or hazardous
- Potential structural repairs





Impacted Infrastructure Cost Estimates

- FPL Vault- restored
- **Electrical Systems**
 - Estimated repairs \$7.3MM
- **HVAC System**
 - Estimated repairs \$7.5MM
- **Fire System**
 - \$250k
- **Elevators**
 - \$450k
- **Shoring/Structure**
 - TBD
- **IT Infrastructure**
 - Current expenses \$500k and growing to restore/relocate





Challenges

- Clearing City Hall contents for storage, liquidation, or transfer to an alternative work site
- Identification of temporary space for staff relocation (lease negotiation)
- Long-term remediation and return of City Hall functionality
 - Age of systems
 - Asbestos remediation
 - Replacement equipment - upgrades and timeline to source and install
 - Potential relocation of mechanicals out of basement (Still doesn't resolve elevators)





Conclusion

- Many challenges to restore impacted systems in City Hall
- Timeline could be 2 years or more to re-occupy
- Restoration won't address elevators
- May result in loss of office space to relocate mechanical and electrical systems to a higher floor

