



City Administration Program Review

October 21, 2019

Direction and Observations

2018 Report Conclusion - Move a Department. The Municipal Building is capable of housing both police and fire program, but it would require city administration/community development to relocate to another site.

Action: Evaluate other City owned site opportunities to accommodate space program deficit and per the programming study, City Administration, including Community Development occupy 6,063 square feet today and have a forecasted need of 11,982 square feet by 2030.

Formation Group toured four (4) City owned sites and concluded that the Library site had the greatest potential to consider...

Library Observations

Indianola Public Library, 207 N B Street (11,250 square feet brick exterior, built in 1990)

- 22,500 sf (.52 acres) full city block site, with buildable area.
- Building shell in fair condition, but needing mechanical system repairs including a new cooling system compressor. Extensive visible corrosion on boiler piping and boiler. Pneumatic temperature controls are problematic. System is beyond normal system life expectancy.
- Roof was noted to have issues – likely due to age and skylight connector between north and south will always be susceptible to leaking.
- Main entrance location is difficult for visitors to find.
- Office/administration area on northeast does not have a second exit, no windows which is a safety risk for staff and visitors.
- North building area has an unusually low ceiling and structure height making re-purposing difficult.

Libraries are a community space but their use is evolving and operating budgets continue to decrease. Ideally, libraries will continue to be collaborative community spaces by sharing space and increasing relevant programming for the communities they serve.

Conclusions

Based on our review of existing properties/buildings owned by the City, the most logical relocation site for City Administration would be a new combined facility at the Library site.

- Library sits on a 22,500 sf (.52 acres) site with the balance of the city block undeveloped, which would be adequate for a new two-story structure and parking.
- Site is good for pedestrian access as well as vehicular access and parking and is just north of the main square which makes it a desirable location. Near other civic and community focused programs.
- Existing Library building systems are in need of significant repairs which can be replaced as part of a larger project.
- Library and City Administration space types and community uses can overlap in 3,250-5,750 square feet.
- **Current Library and City Administration functions occupy 16,814 sf of space. A new, combined facility, leveraging shared space would require 26,784 square feet based on 2030 forecasted need.**

Examples of this are the Clive city administration and library facility located at 1900 NW 114th Street, Clive (20,354 sf), and the newly constructed Ankeny library, which includes the City Council chambers, located at 1250 SW District Drive, Ankeny (55,000 sf).

Direction Needed

The City Council is being asked to consider the following options:

Option 1: Build new City Administration building on the Library block to share community space and parking. Demolish and replace the existing library to address existing Library program, security, entrance location and mechanical system problems. Once City Administration has moved, renovate and expand the existing Municipal Building for Police and Fire.

Option 2: Move park to location A or B from current Municipal Building block, build new Police/Fire/City Administration building on vacant portion of block, then demolish existing Municipal Building.

Option 2A: Move park to Library site. Address existing Library security, entrance location and mechanical systems.

Option 2B: Move park to location to be determined by City Council.