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*City Hall*  
*Structural Assessment*

*September 20, 2016*

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# *Background*

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- ✓ 1923 – Ave D School constructed
- ✓ 1981 – Designated a Texas Historical Landmark
- ✓ 1993 - CoK purchased from KISD
- ✓ 1995 – Building repurposed to serve as City Hall
- ✓ 2012 – Visual inspection
- ✓ 2013 – Limited structural assessment
- ✓ 2014 - Relocated selected staff
- ✓ 2015 – Exterior façade repairs

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# 2016 Assessment

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- ✓ LS Johnson proposal on May 10<sup>th</sup>
- ✓ On-site assessment from June 27<sup>th</sup> to July 25<sup>th</sup>
- ✓ Cost \$43,850

## Focus

- ✓ Architectural
- ✓ Structural
- ✓ Mechanical
- ✓ Electrical
- ✓ Plumbing
- ✓ Safety

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# *Findings*

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- ✓ Good condition and well maintained.
- ✓ Foundation slants 5 inches from west to east
- ✓ Structural framing remains inadequate for office use
  - Vacate 2,500 sqft on 3<sup>rd</sup> floor above council chambers
  - Limit floor loading as specified on 2<sup>nd</sup> and 3<sup>rd</sup> floor
  - Initiate plans to relocate City Hall
- ✓ Recommended remediation measures
  - Renovate HVAC and electrical systems.
  - Replace boiler, chiller pump, water heater and toilets
  - Install LED lights
  - Meet accessibility standards
  - Enclose stairwells
  - Estimated cost is \$1,875,763

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# *Recommendations*

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- ✓ Relocate City Attorney offices
- ✓ Move copier
- ✓ Remove selected interior walls on 3<sup>rd</sup> floor
- ✓ Eliminate 3<sup>rd</sup> floor conference room
- ✓ Upgrade elevator (\$61,124)
- ✓ Replace north door (\$3,500)
- ✓ Replace chiller pump (\$4,560)

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