



Luther Building Renovation

Council Briefing

Historic Luther Building



- Key Component of the City Hall Relocation Project
- Donated to the City of El Paso
- At time of donation, estimated “as-is” value: \$2 million
- Opportunity to renovate key historic Downtown building
- Opportunity to provide retail space on first floor



November 6, 2012

- Presented **\$8,850,000** estimate to renovate **3 floors**, windows, A/C, and mechanical systems at Luther Building.
- Council directed staff to proceed with renovation of **all floors**, A/C, and mechanical systems at Luther Building which – at the time – had an estimated cost of **\$13.7 million**.
- Council directed staff to identify funding sources to address the expected **\$4.85 million** difference.



Total Costs

Building	Purchase Price	Renovation (Including design)	Total Cost
Times Bldg.	TBD	\$1,300,000 * \$800,000 Council Chambers	TBD
801/811 Texas Avenue	\$2,300,000	\$9,500,000	\$11,800,000
218 N. Campbell (Mulligan) Luther Bldg	\$0	\$8,850,000 Phase I – Floors 1-3 **\$4,850,000 for Phase II	\$8,850,000
		Subtotal	
		Commissions	
		- Times TBD	
		- Texas \$92,000	
		- Luther (Mulligan) \$0	
		Other Relocation Expenses \$108,000	
		TOTAL	

*To be funded separately
**** Future funding/building**
 *** Moving/Scanning and IT



Project cost revised down to \$13,399,316

Contracted Construction Cost	\$	11,512,000
Design Cost	\$	612,316
Construction Materials Testing	\$	115,000
Construction Inspection	\$	115,000
Project Management Costs	\$	75,000
Furniture, Fixtures and Equipment	\$	595,000
Computer Equipment	\$	200,000
Utility Relocation	\$	25,000
Temporary Generator	\$	50,000
Asbestos Abatement	\$	100,000
TOTAL PROJECT COST	\$	13,399,316



Luther Building Renovation

All Floors, A/C, and Mechanical Systems

Revised
Project Cost

\$13,399,316.00

Previously
Identified
Funding

- \$ 8,858,936.00

**Additional Funding
Required**

\$ 4,540,380.00



Luther Building Renovation

All Floors, A/C, and Mechanical Systems

Upon review of CIP programs, staff recommends reprogramming
\$4,540,380 of the \$8,558,000 presently set aside
for Montana Bus Rapid Transit System

- Montana RTS project is in an out year and the earliest funding will be required is FY2016/2017 based on recent FTA communications
- We would commit to replenish funds as other projects are completed and will likely be able to restore full funding when required
- Avoids delaying another project to finalize the building as directed
- Planned staffing/design for entire building as directed by Council; not completing the entire project would require readdressing space for Engineering Department thereby increasing costs
- Requires no additional debt authorization



Luther Building Renovation

All Floors, A/C, and Mechanical Systems

What About Montana RTS?

- With an estimated cost of \$43.3M, the project cannot proceed without significant federal investment.
- Due to sequestration actions, Federal investment has been redirected and results in a minimum one year delay to the project
- It is anticipated that city funding will not be required until FY2016/2017 at the earliest
- Montana RTS Project will still have city funding of **\$4,017,620** to continue design and remain prepared to proceed when federal funding is authorized



**CERTIFICATES OF OBLIGATION REPROGRAMMING HISTORY
FISCAL YEAR 2013**

RENOVATION OF THE MULLIGAN (LUTHER) BUILDING

Approved: November 6, 2012

Source	Project	Action	Amount
2010 Certificates of Obligation	City Hall Entryway	Decrease	844,844
2010 Transportation Certificates of Obligation	Airway Blvd Construction	Decrease	750,000
2006 Certificates of Obligation	City County Health Admin	Decrease	1,275,086
2009 Certificates of Obligation	City County Health Admin	Decrease	119,847
2003 Certificates of Obligation	Gov't Hills Outfall	Decrease	35,758
2006 Storm Certificates of Obligation	Gov't Hills Outfall	Decrease	296,902
2009 Certificates of Obligation	Gov't Hills Outfall	Decrease	1,036,499
2012-2013 Short Term CIP	Infrastructure (various)	Decrease	4,500,000
			<u>8,858,936</u>
	Luther Building Rehabilitation	Increase	<u>8,858,936</u>



**CERTIFICATES OF OBLIGATION REPROGRAMMING HISTORY
FISCAL YEAR 2013**

NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM

Approved: March 12, 2013

Source	Project	Action	Amount
2009 Certificates of Obligation	Dallas Outfall	Decrease	<u>1,220,308</u>
			<u>1,220,308</u>
	Neighborhood Traffic Mgmt Program	Increase	<u>1,220,308</u>
			<u>1,220,308</u>



**CERTIFICATES OF OBLIGATION REPROGRAMMING HISTORY
FISCAL YEAR 2013**

**CAROLINA BRIDGE RECONSTRUCTION AND QUIET ZONE
PROJECTS**

Approved: March 12, 2013

Source	Project	Action	Amount
2013-2019 Street Infrastructure	Hawkins Street Reconstruction	Decrease	5,000,000
			<u>5,000,000</u>
	Carolina Bridge - Widening	Increase	3,600,000
	Quiet Zones	Increase	1,400,000
			<u>5,000,000</u>



Construction Update

Main Server Installation and IT feed –

January through March 2013 and now complete

The first work to the building involved installing the city IT server equipment and main feed to support city facilities in other locations

All Design Phases and Working Drawings Complete

Minor Design Revisions in Progress

Demolition, Shell and Core

March through September 2013 in progress

New elevators, new restrooms, lobby spaces, doors, electrical service and rough ins, new utility connections, roofing as well as some structural modifications, new windows and floor treatments.



Construction Update

Interior Renovations and Improvements – June through January 2014

Design of interiors is complete and bids are complete.

Construction manager completing contracts for interior work that will include new walls, lighting and power, heating and cooling elements, doors, computer connections, painting, and preparation for furniture installation

City Move in and Occupancy – January through February 2014 pending interior completion.



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Questions/Comments

