

Frostburg Municipal Center

Project Discussion

Frostburg Mayor and City Council Work Session

May 9, 2019

Project Goal

The *Municipal Center Project* is to provide contemporary facilities for both the Frostburg Police Department and City Hall, which is readily accessible to all residents, regardless of ability; reduce the City's overall energy consumption; and be a financially responsible and sustainable choice that will serve the community well for the next 30 years or more.

Project History

1978-2004 City Hall was located at 37 Broadway

2003 59 E. Main Street donated to City – City Officials decide to move City Hall

2015

June 18 – Resolution to apply to Community Legacy for feasibility/design funds. Not awarded.

2016

March 14 – Feasibility study concept introduced at Work Session, consensus to solicit proposals through RFP process.

May 19 – Resolution to approve contract for feasibility study by architectural firm, Murphy & Dittenhafer

July 21 - Resolution to apply to Community Legacy for design funds. \$100,000 awarded in late 2017

September 12 – Work Session review of request to MD DB&M response to funding request to Sec. Brinkley

September 22 - Cumberland Times-News: “Frostburg City Hall might move to police station” by Heather Wolford

October 17 – Work Session discussion of Memo of Explanation re: possible City Hall move to 37 Broadway and that it had been posted to website.

2018

June 21 – Resolution to approve contract for A/E Design by architectural firm, Murphy & Dittenhafer

December 5 - Request to delegation for bond bill support

2019

April 1- \$200,000 in bond bills allocated to Municipal Center Project

April 18 – CDBG Public Hearing on use of CDBG funds including Municipal Center Project

April 21 - Cumberland Times-News: “Plans for consolidation still on track in Frostburg” by Elaine Blaisdell

April 26 – Frostburg Express “Police HQ may again house mayor, council – Officials working to determine if City Hall consolidation project is financially viable” – Elaine Blaisdell

Project Rationale

- Construction Type 59 E. Main vs. 37 Broadway
- Building Conditions
- Unused/Underused 2nd Floors
- ADA Accessibility
- Recruitment/Retention
- Safety/Security
- Sustainability/Efficiency/Future costs

Construction Type

59 E. Main

- Masonry side (Finance)
- Vault
- Frame (Comm. Dev.)
(above Drive-Thru)
- Basement
- Built circa 1900

37 Broadway

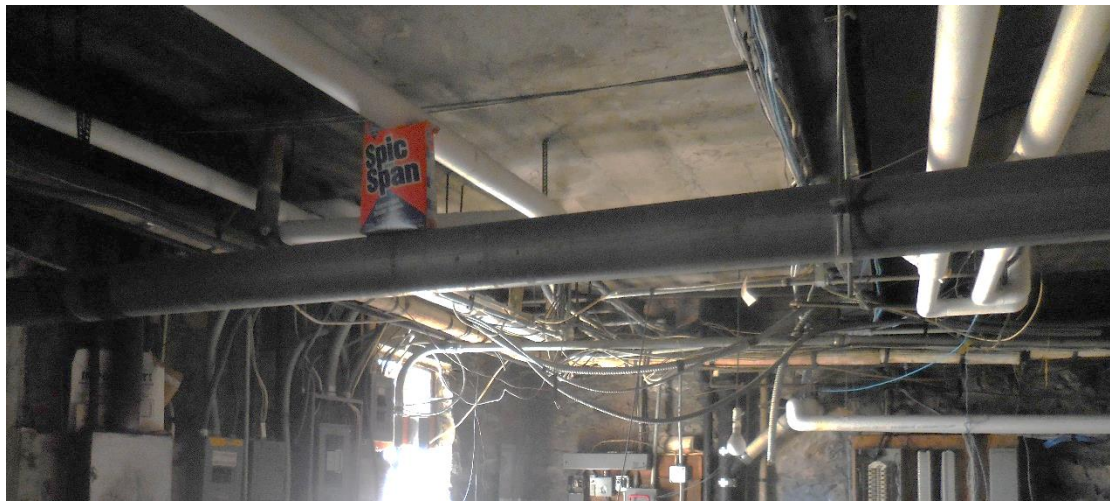
- Masonry bearing structural walls
- Concrete foundation
- Steel joists
- Slab on grade
- Built in 50s, renovated 1974

Building Conditions

59 E. Main Street



Building Conditions 59 E. Main Street



Building Conditions 59 E. Main Street



Building Conditions 59 E. Main Street



Building Conditions

37 Broadway



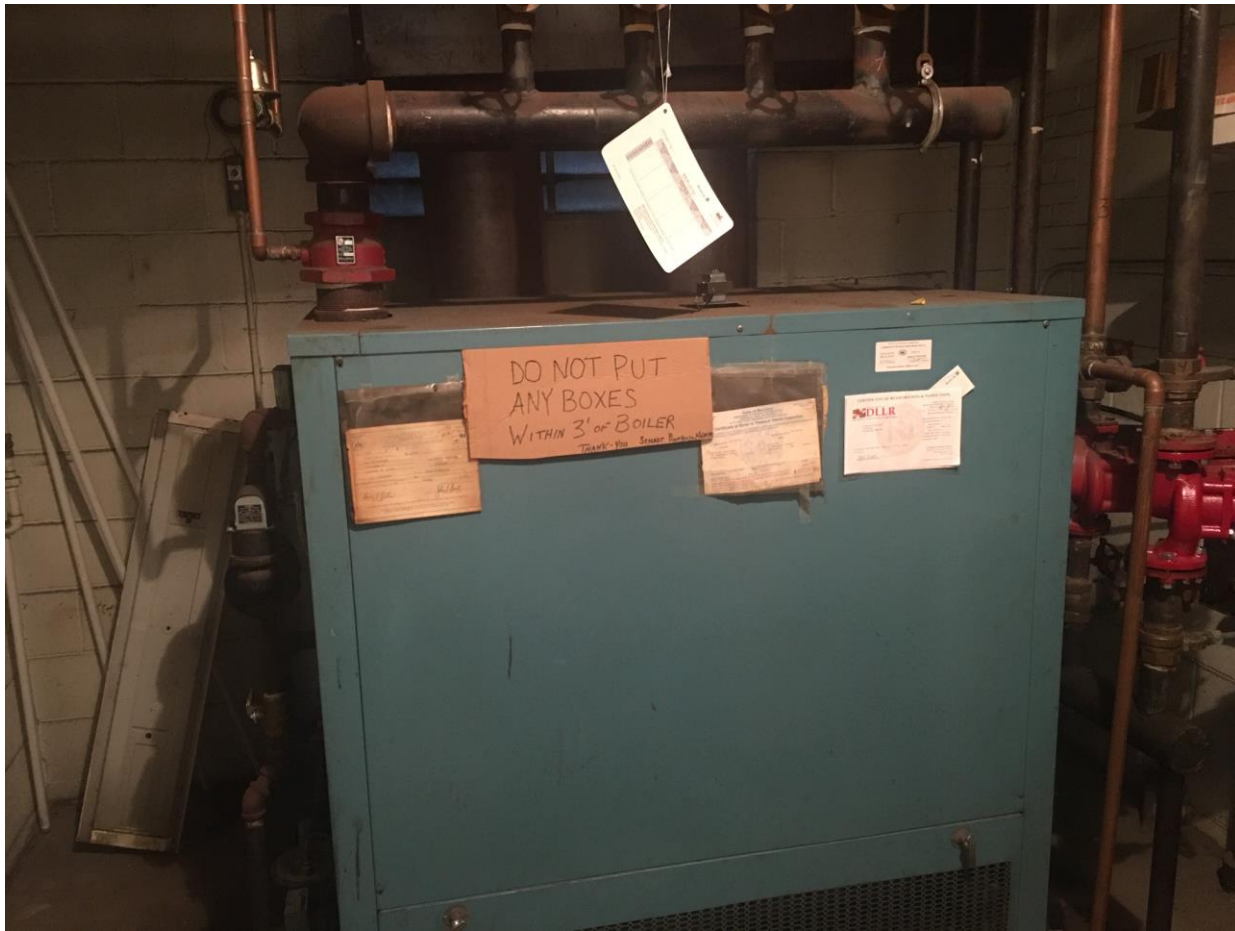
Building Conditions

37 Broadway



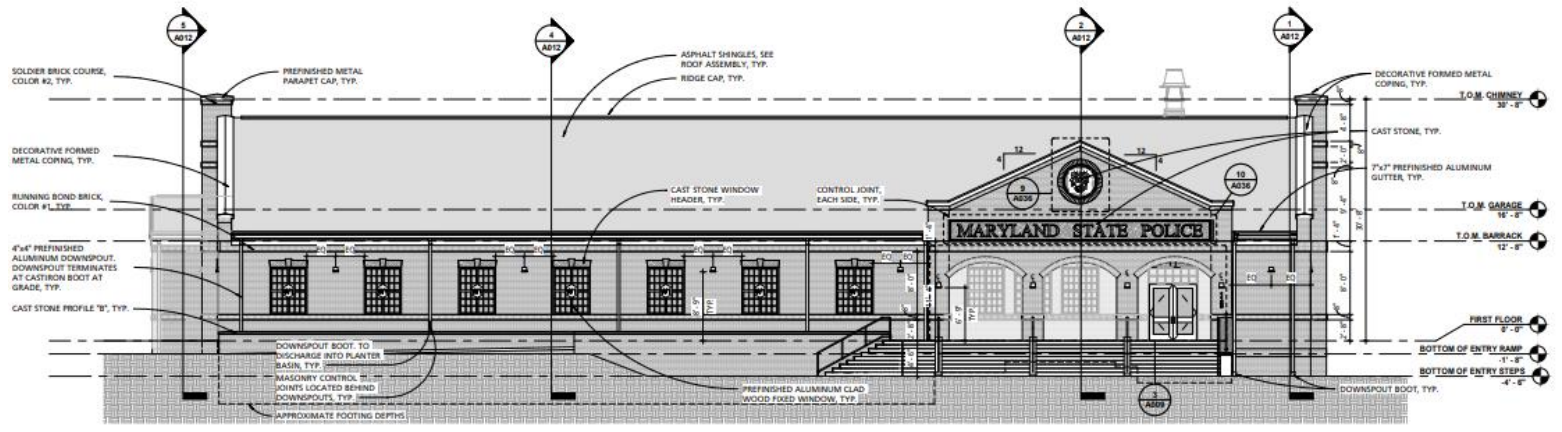
Building Conditions

37 Broadway



ADA Accessibility





② EAST ELEVATION
1/8" = 1'-0"

Recruitment & Retention Other agencies



Project Considerations

- Affordability & Debt Service
- Temporary Location for FPD
- Parking
- Main Street Vacancy
- FrostburgFirst Office Location
- Christmas Wreath Storage
- Document Storage & Digitization

No Move Option

City Hall – 59 E. Main Street

Maintenance & Accessibility Needs

- Repair and/or replacement of façade \$\$
- Mold remediation in front office & repair wall \$\$
- New storefront for accessibility improvements to meet ADA standards \$\$\$
- ADA accessible front counter areas in Community Development and Finance \$
- New carpet (tripping hazards and/or badly stained) \$
- New HVAC system (continued issues with current system, inefficient, no fresh air) \$\$
- Remodel of rear restrooms (ceiling crumbling, etc.) \$\$

Longer term considerations

- 2nd floor accessibility – elevator? \$\$\$
- No AC on 2nd floor \$\$\$
- Electric upgrades, efficiency measures \$\$
- General remodel \$\$
- Window replacement \$\$

Public Safety Building – 37 Broadway

Maintenance & Accessibility Needs

- Facade on front of building needs replaced/repaired \$\$
- Lettering on building needs replaced \$
- Ceiling tiles need replaced \$
- Ceiling mold in kitchen/breakroom area (may be due to second floor plumbing leakage) \$\$
- Need to better secure police lobby area with additional locking door \$

Longer term considerations

- Second floor is unused, largely due to no elevator/no ADA-compliant access \$\$\$
- New windows needed/preferred \$\$
- Lighting updates \$\$
- Furnace replacement/maintenance \$
- Upgrades to appearance of side of building \$\$
- Floor tile inside may need replaced \$\$
- Second juvenile jail cell needs repaired/converted to processing room \$
- Second floor air conditioning not functioning properly \$\$\$

Project Budget

<i>Project Budget</i>		
Estimated Construction Cost	\$	2,800,000.00
Bond Bill - 2019	\$	200,000.00
CDBG Grant (Requested)	\$	800,000.00
City Hall Sale		\$ 0 ?
Estimated Loan Amount	\$	1,800,000.00
30 year note at 3.5% fixed - CDA		
Annual Debt Service	\$	97,868.40

Annual Building Operational Costs			
<i>Expense</i>	<i>City Hall (59 E. Main)</i>	<i>Public Safety (37 Broadway)</i>	
Gas & Electric	\$ 10,069.00	\$ 10,563.60	Expect total cost to decrease by half - 37 Broadway will have new HVAC, occupancy sensors, LED Lights, new savings est. to be \$1500/year
Internet	\$ 2,100.00	\$ 1,715.00	
Insurance	\$ 3,571.62	\$ 2,169.29	
Normal Maintenance	\$ 4,850.00	\$ 2,975.00	
Repairs & upgrades	\$ 4,530.00	\$ 4,325.00	
BUILDING OPERATING COSTS PER YEAR	\$ 25,120.62	\$ 21,747.89	

ESTIMATED SAVINGS PER YEAR	\$	25,000.00
Debt service less savings	\$	72,868.40

Possible Revenue Sources

\$ 72,868.40

		<i>Annual Property Tax impact</i>			
Property Tax Increase		<i>assessed value of \$75k</i>		<i>\$150k</i>	<i>\$350k</i>
\$	0.005	\$ 16,969.70	\$ 3.75	\$ 7.50	\$ 17.50
\$	0.010	\$ 33,939.39	\$ 7.50	\$ 15.00	\$ 35.00
\$	0.015	\$ 50,909.09	\$ 11.25	\$ 22.50	\$ 52.50
\$	0.020	\$ 67,878.79	\$ 15.00	\$ 30.00	\$ 70.00
\$	0.025	\$ 84,848.48	\$ 18.75	\$ 37.50	\$ 87.50
Assessed Base Increase		current: approx. \$340 million			
\$	3,000,000.00	\$ 19,800.00			
\$	6,000,000.00	\$ 39,600.00			
\$	9,000,000.00	\$ 59,400.00			
\$	10,000,000.00	\$ 66,000.00			
\$	11,000,000.00	\$ 72,600.00			
\$	12,000,000.00	\$ 79,200.00			
Budget Surplus					
?					