

GENERAL DEVELOPMENT COMMITTEE MINUTES

October 27, 1999

The General Development Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on October 27, 1999 at 4:00 p.m.

COMMITTEE PRESENT

Jim Davidson, Chairman
Keno Hawker
Dennis Kavanaugh

COUNCIL PRESENT

None

STAFF PRESENT

C.K. Luster
Shelly Allen
Jan Amdahl
Anthony Araza
Wayne Balmer
Kathy Barrett
Mike Brennen
Candace Cannistraro
Linda Crocker
Jack Friedline
Mike Hutchinson
Ron Krosting
Rich Lorig

STAFF PRESENT (CONT.)

Greg Marek
Jeff Martin
Keith Nath
Bryan Raines
Roger Rambo
Walter Switzer
Paul Wilson

OTHERS PRESENT

E. L. Cortez
Barrett Marson
Jerry Petrie
Others

1. Hear a presentation on City office space needs.

Public Works Director Jack Friedline provided the General Development Committee with a brief overview of this agenda item. Mr. Friedline explained that in conjunction with the consulting firms of SHW and Pinnacle One, staff is currently in the process of developing a City office space needs study. Mr. Friedline advised that it is anticipated that the study will extend out over a 25-year period and also that the study will connect with the City's Capital Improvement Program (CIP). Mr. Friedline added that the second item is an outgrowth of the City Office Space needs minus all of the buildings that are in the other programs. Mr. Friedline introduced E.L. Cortez and Jess McDonald, Roger Rambo and Anthony Araza.

Mr. Friedline explained that the consultants met with representatives of the City's Responsibility Centers in an effort to determine the specific space needs of each area over the next two five-year periods utilizing the Maricopa Association of Governments' (MAG) Population Growth Projections and were able to identify the 12 major RCs and the projected square footage needs as a result of their employee growth projections. He added that as a general guide in the development of new general office space, the current square footage cost of \$170 per square foot for new general office space was established which includes construction costs, site development, improvements, architectural engineering design fees, project management, permit fees, furniture, equipment and a contingency amount (compared to \$35 for remodel costs and \$20 for new or addition cost). He added that when the actual Capital Improvement Cost (CIP) is calculated based on those factors, in 2000, the figure would be \$10,970,667 and 2005, \$54,000,000 and in 2010, \$52,000,000.

Discussion ensued relative to the fact that there will be an estimated 1300 additional City employees over the next two five-year periods; the fact that the Downtown Center consists of the Municipal Building, the Carousel Building, the ISD Building, the Mesa City Plaza and the EVIT Campus; the fact that the total available growth space of 61,804 square feet in 2000 and in 2005 a net available of 7500 square feet and in 2010, a shortfall of approximately 123,000 square feet, and the five major structures which comprise the Downtown Center including: the Municipal Building, which is currently shown as a loss; the Carousel Building, which will be utilized as a transitional space; the ISD Building, which will be fully occupied with no growth potential; the Mesa City Plaza, which by 2010 will be short approximately 12,000 square feet; and the ISD building, which will be moved to the EVIT campus being utilized as transitional space.

Mr. Araza referred to graphics displayed in the Council Chambers and spoke regarding employee movement from one RC facility to another; building facility projects; a preliminary conceptual site plan. He advised that as a result of the projected growth in the next two five-year periods, a preliminary conceptual site plan as been developed consisting of two phases, Phase I includes the construction of a 130,000 to 150,000 square foot office building with 500 parking spaces entitled Mesa City Plaza II; Phase II, beyond 2010, the possible construction of a Mesa City Plaza III and associated parking space.

Mr. Araza commented that the City has sufficient office space and support space for employee growth through 2005 and staff recommends funding for the project in the current CIP and recommend construction of the Mesa City Plaza II in the 2005-2010 time frame.

Committeemember Kavanaugh expressed concerns with regard to remodeling the Municipal Building when staff has recommended that it be demolished in a relatively short period of time. Expending a significant amount of funds on a building that requires major building systems at a cost of \$3.3 million.

Mr. Friedline further discussed the deteriorating condition of the Municipal Building.

2. Discuss and consider capital improvement bond projects proposed for the Spring 2000 bond election.

Chairman Davidson said that due to time constraints this item will be addressed at a future meeting.

3. Adjournment.

It was moved by Committeemember Hawker, seconded by Committeemember Kavanaugh, that the meeting of the General Development Committee adjourn at 4:56 p.m.

Carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the General Development Committee of the City of Mesa, Arizona, held on the 27th day of October 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1999

BARBARA JONES, CITY CLERK