



OFFICE OF THE MAYOR MEETING BRIEF

DATE: May 15, 2023

SUBJECT: **NEW CITY HALL PLANNING – FINDINGS ON 1615 POYDRAS STREET**

STAFF POINT

PERSON: Vincent Smith, Capital Projects, Cindy Connick, New Orleans Building Corporation

Purpose:

The purpose of this briefing is to provide a summary of the findings of Woodward Design Group's study of the physical feasibility of the DXC Technology building located at 1615 Poydras Street to serve as City Hall, as well as estimated costs and timelines associated with acquiring and renovating the building.

Background:

At a meeting on September 6, 2022, the team that has been working on the New City Hall Planning Initiative presented the option of redeveloping 1615 Poydras into a new City Hall.

As a result of the September 6, 2022 meeting, the team was instructed to study the physical suitability of the building to serve as City Hall, and, if suitable, conduct space planning exercises to determine the square footage needs of the various City departments and agencies and how they would be accommodated in the redeveloped building.

Because the City Council Chamber and dedicated Council support space are primary elements of City Hall, Woodward Design Group was engaged to specifically study the feasibility of fitting the Council Chamber and related support space in the 1615 Poydras building. The Woodward study sought to identify what portions of 1615 Poydras might best accommodate these specialized spaces, as well as the modifications required to accommodate them, based upon the design criteria collected in the City Facility Programmatic Study conducted in 2019.

Woodward also provided conservative budget and timeline estimates for the acquisition and renovation project.

The results of the Woodward study are summarized below, and the full physical feasibility study is attached as Exhibit 2.

Summary of Findings:

Physical Feasibility of Accommodating Council Chamber

Per the Woodward study, the **first level of 1615 Poydras** does not accommodate the City Council Chamber and dedicated Council staff and support spaces—the available space is simply insufficient in square footage. The Council Chamber requires 5,000 square feet of contiguous space. But only 3,905 square feet of space is available for the Chamber, which would only accommodate ninety-seven of the 255 required seats. And there is insufficient space to accommodate the Chamber and support staff on the same floor.

The **second floor of 1615 Poydras** offers enough contiguous square footage to house the Chamber. However, the space is in a long narrow configuration. The Chamber and support office could be located on the second floor. Council offices could be located on the third floor. Access to the second-floor location is not near the building's entrance, and access would require a two-story stairway and elevators. The long, narrow proportions of the Chamber space are challenging as they present obstructed sightlines from the visitors' area to the council dais. Finally, to bring the space into compliance with the Chamber's functional requirements; modifications to the second and third floors are required, including:

- Addition of a monumental new stairway to meet egress requirements due to increased occupancy. This will require the removal of a portion of the second floor.
- The ceilings on the second floor are currently only nine feet high. To realize sufficient ceiling height in the Chamber, the third-floor slab above the footprint of the Chamber would need to be removed. The creation of a two-story Chamber is necessary to meet AV/Broadcast needs during meetings.
- The Chamber shape is long and narrow, resulting in limited sightlines from the seating area to the council dais. Therefore, extra cameras and TV monitor locations would be needed.

Estimated Budget

The current cost estimate for redevelopment of the 1615 Poydras Street building into a new City Hall is between **\$220 M - \$225 M**, assuming acquisition costs of \$50M and buildout costs of \$150M - \$175M. This cost estimate does not include costs associated with buying out current tenant leases. But there has been some indication from the Seller that one of the current tenants, DXC Technologies, might be open to paying to terminate its lease early.

Estimated Timeline

We estimate that the timeline for the project, from the pre-design phase to project close-out, will be **4.25 years**. This is a conservative estimate is based on the below phases:

Pre-Design (acquisition, design, and management procurement)	9 months
Design	12 months
Construction Bid and Award	4 months
Construction	24 months
Close-out	2 months
TOTAL	51 months (4.25 years)

Conclusions:

- Though possible, there are significant challenges associated with fitting the Council Chamber into the building. The Chamber would need to be located on the second floor of the building, and major modifications to the building structure would be necessary to accommodate the Chamber and its related spaces in accordance with these space's requirements.
- The estimated cost of the project is **\$220 M - \$225 M**. This estimate does not factor in payments to terminate current tenant leases.
- From start to finish, the project would take an estimated **4.25 years** to complete.

DRAFT
1615 POYDRAS
COUNCIL CHAMBER STUDY

FUNCTIONAL REQUIREMENTS

PER FACILITY PROGRAMMATIC STUDY 10.14.19

- INVITING PUBLIC SPACE
- PUBLIC SECURITY AT COUNCIL CHAMBERS
- PUBLIC ACCESS
- SIGHTLINES TO COUNCIL DAIS
- 1,000 SF PUBLIC PREFUNCTION AREA
- PUBLIC OVERFLOW AREA WITH LIVE VIDEO FEED
- 5,000 SF COUNCIL CHAMBER
- MINIMUM 255 SEATS WITHIN COUNCIL CHAMBER
- ADJACENCY OF CHAMBER TO SUPPORT OFFICES
- ADAPTABILITY / FLEXIBILITY
- OPTIMAL LOCATION OF CAMERAS AND TV SCREENS
- ADJACENCY OF CONTROL ROOM
- 20'+ CEILING HEIGHT

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1615 Poydras Street - Council Chamber Study

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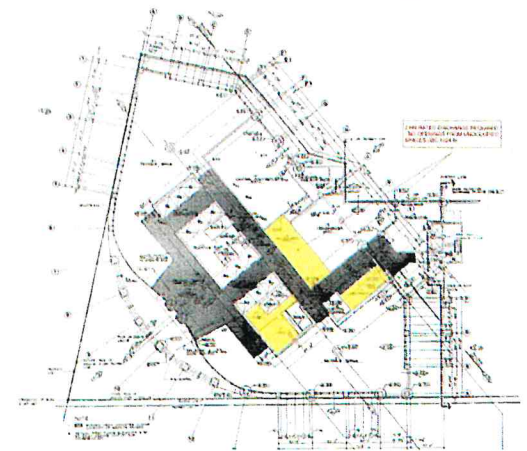
COUNCIL CHAMBER – FIRST FLOOR OPTIONS

PROS

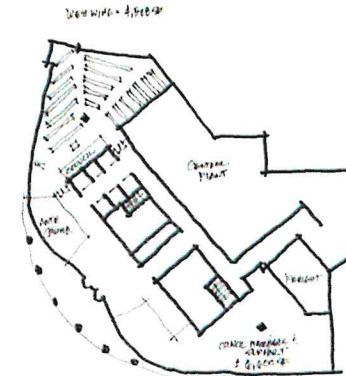
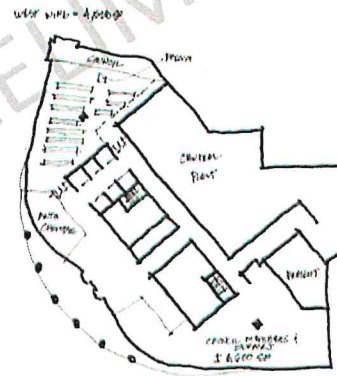
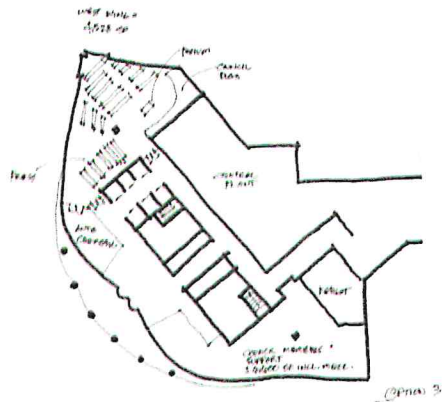
- GROUND FLOOR ACCESS FOR PUBLIC
- 18' CEILING HEIGHT

CONS

- NO SECURE PASSAGE BETWEEN CHAMBER AND SUPPORT SPACES
- SUPPORT STAFF LOCATION IS ON A SEPARATE FLOOR
- INSUFFICIENT SPACE ($\approx 3,905$ SF AVAILABLE)
- AWKWARD SHAPE
- COLUMN INTERRUPTING SITE LINES
- LACK OF EXISTING RESTROOMS



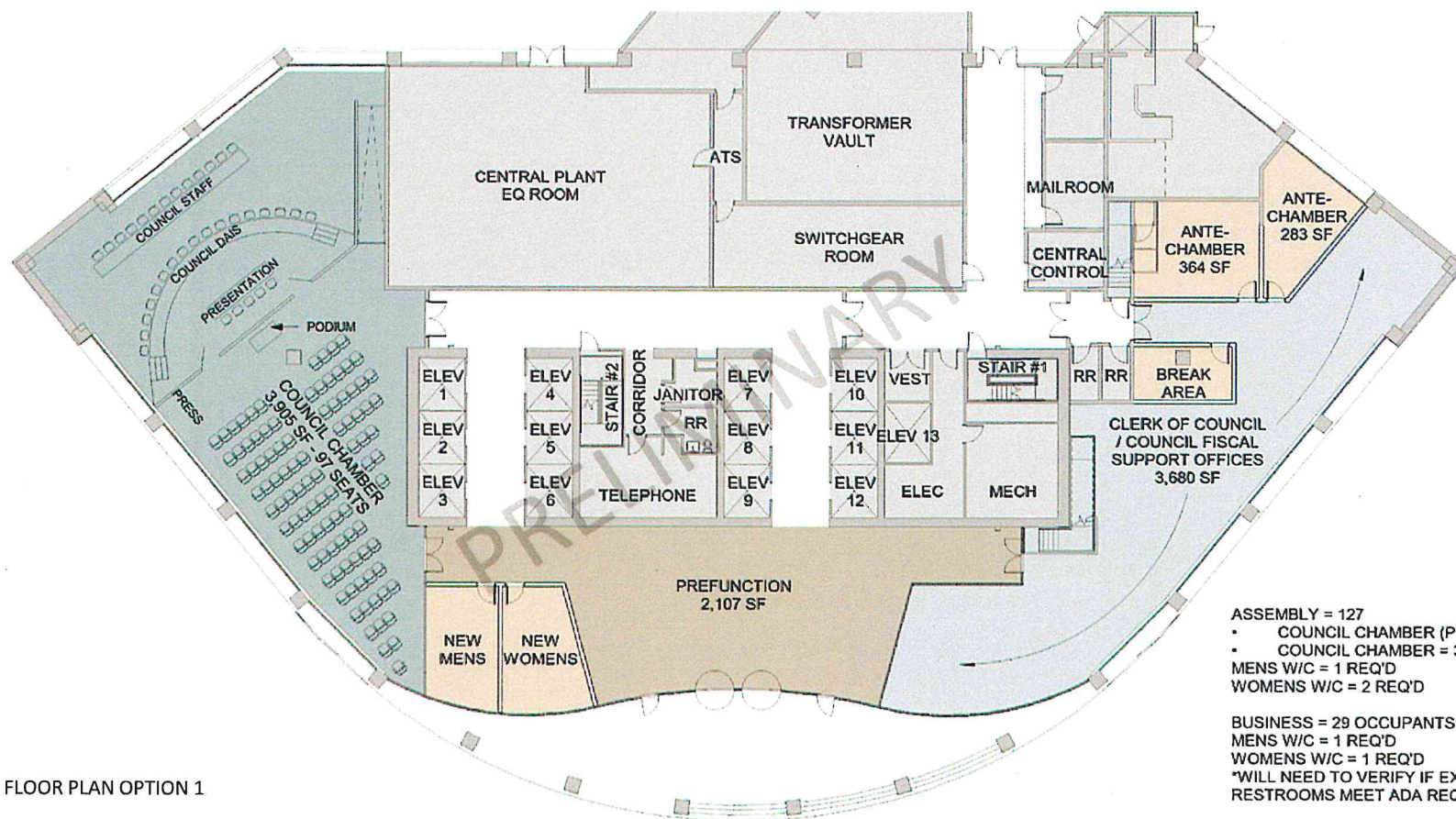
EXISTING GROUND FLOOR PLAN



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1615 Poydras Street - Council Chamber Study

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FIRST FLOOR PLAN OPTION 1

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COUNCIL CHAMBER STUDY

FUNCTIONAL REQUIREMENTS

PER FACILITY PROGRAMMATIC STUDY 10.14.19

LOCATING CITY COUNCIL CHAMBER AT THE 1ST FLOOR MEETS THE BASIC PROGRAMMING REQUIREMENTS AS FOLLOWS:

- | | | |
|---|----------|---|
| • INVITING PUBLIC SPACE..... | YES..... | NEAR BUILDING ENTRANCE |
| • PUBLIC SECURITY AT COUNCIL CHAMBERS..... | NO..... | NO SEPARATE SECURED ENTRANCE FOR COUNCIL MEMBERS |
| • PUBLIC ACCESS..... | YES..... | MEETS REQUIREMENT |
| • SIGHTLINES TO COUNCIL DAIS..... | NO..... | UNDESIRABLE DUE TO PROPORTIONS OF ROOM AND EXISTING COLUMN |
| • 1,000 SF PUBLIC PREFUNCTION AREA..... | YES..... | MEETS MINIMUM REQUIREMENT |
| • PUBLIC OVERFLOW AREA WITH LIVE VIDEO FEED..... | YES..... | MEETS MINIMUM REQUIREMENT |
| • 5,000 SF COUNCIL CHAMBER..... | NO..... | ONLY 3,905 SF |
| • MINIMUM 255 SEATS WITHIN COUNCIL CHAMBER..... | NO..... | ONLY 97 SEATS |
| • ADJACENCY OF CHAMBER TO SUPPORT OFFICES..... | NO..... | INSUFFICIENT SPACE TO ACCOMMODATE PROGRAM |
| • ADAPTABILITY / FLEXIBILITY..... | NO..... | SHAPE OF BUILDING AND CORE DOES NOT LEAD TO EASY ADAPTABILITY / FLEXIBILITY |
| • OPTIMAL LOCATION OF CAMERAS AND TV SCREENS..... | NO..... | PROPORTIONS OF ROOM WOULD NECESSITATE A LARGE QUANTITY |
| • ADJACENCY OF CONTROL ROOM..... | NO..... | CONTROL ROOM WOULD NEED TO BE REMOVED VIA CCTV |
| • 20'+ CEILING HEIGHT..... | NO..... | ONLY ± 18' CEILING HT. AVAILABLE |

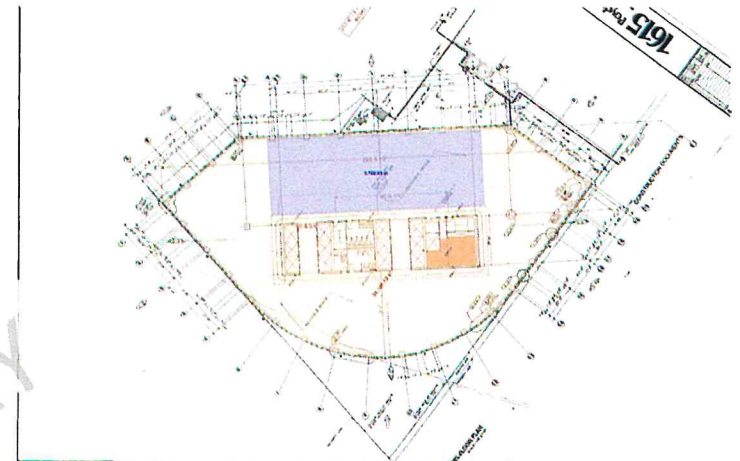
COUNCIL CHAMBER – SECOND FLOOR OPTIONS

PROS

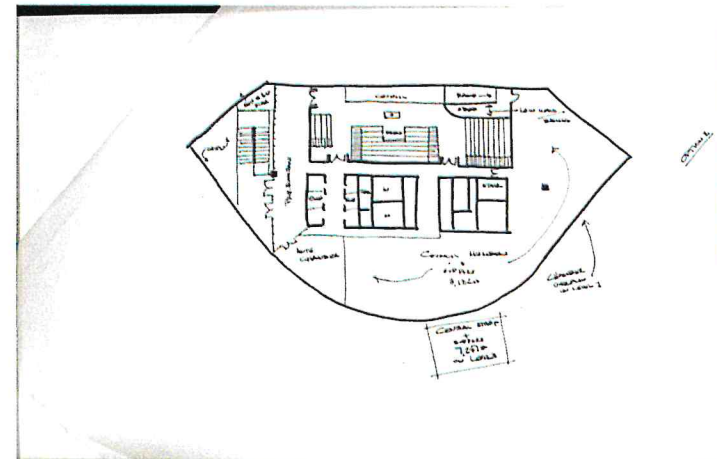
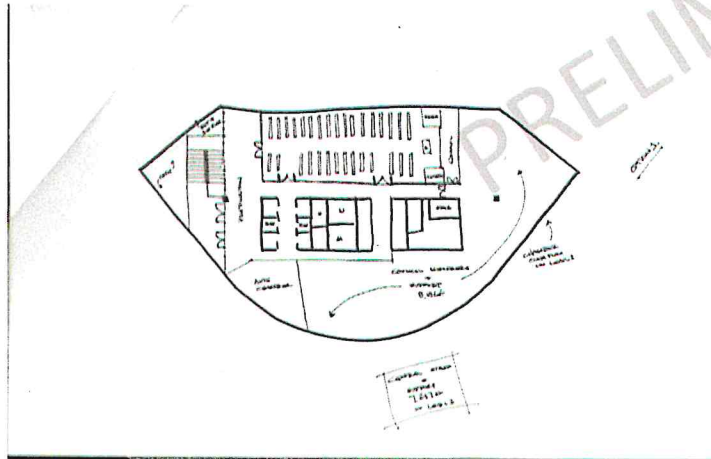
- ENOUGH AREA ON FLOOR FOR CHAMBER AND SUPPORT OFFICES
- SEPARATE ENTRANCE FOR COUNCIL FROM PUBLIC
- POTENTIAL PREFUNCTION OVERFLOW ON GROUND FLOOR

CONS

- ADDITIONAL EXIT STAIR REQUIRED FOR INCREASED OCCUPANCY
- MOVING LARGE NUMBER OF PEOPLE VIA TWO STORY STAIR OR ELEVATOR
- LONG NARROW ROOM FOR CHAMBER
- 9' CEILING HEIGHT



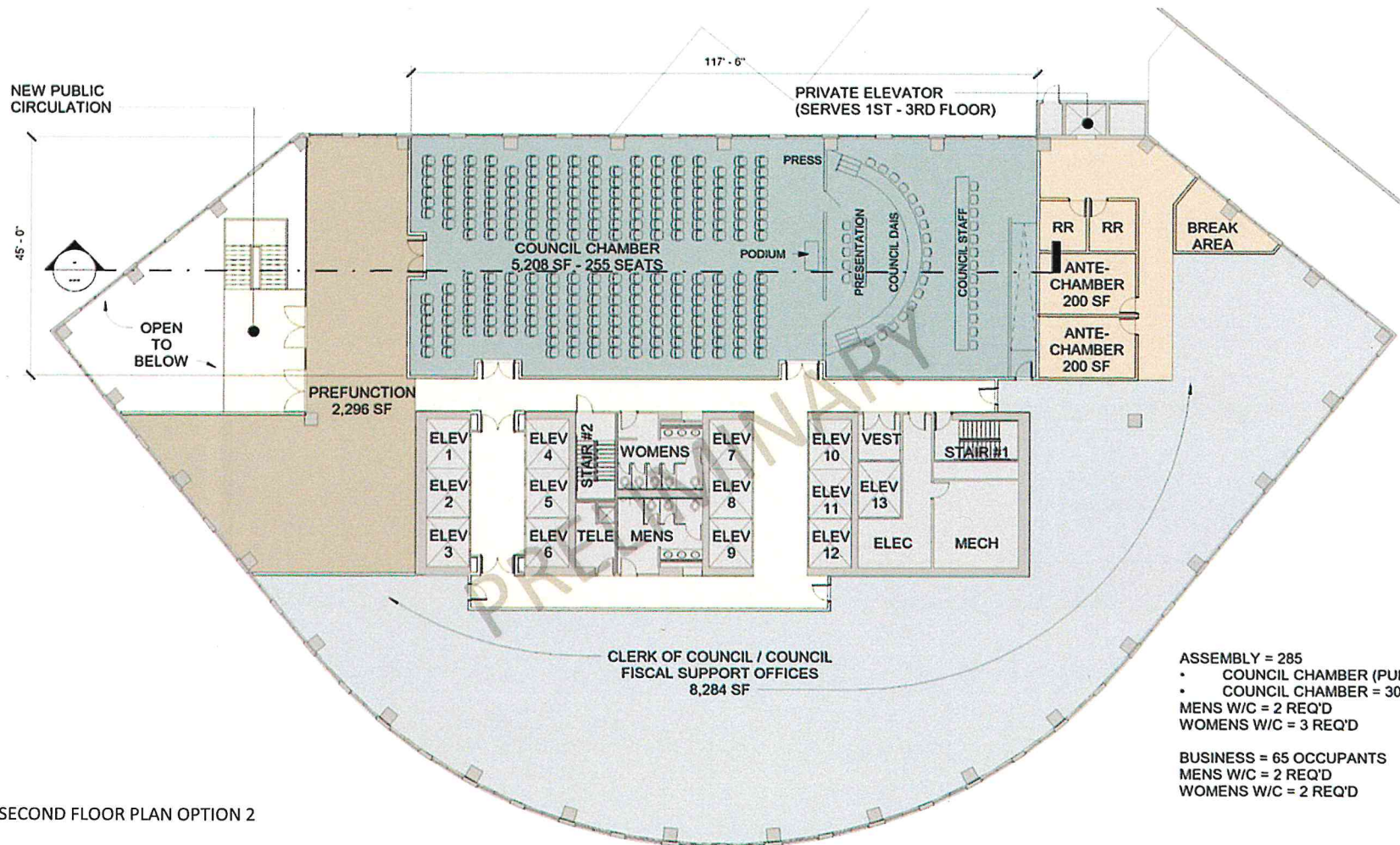
EXISTING GROUND FLOOR PLAN



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1615 Poydras Street - Council Chamber Study

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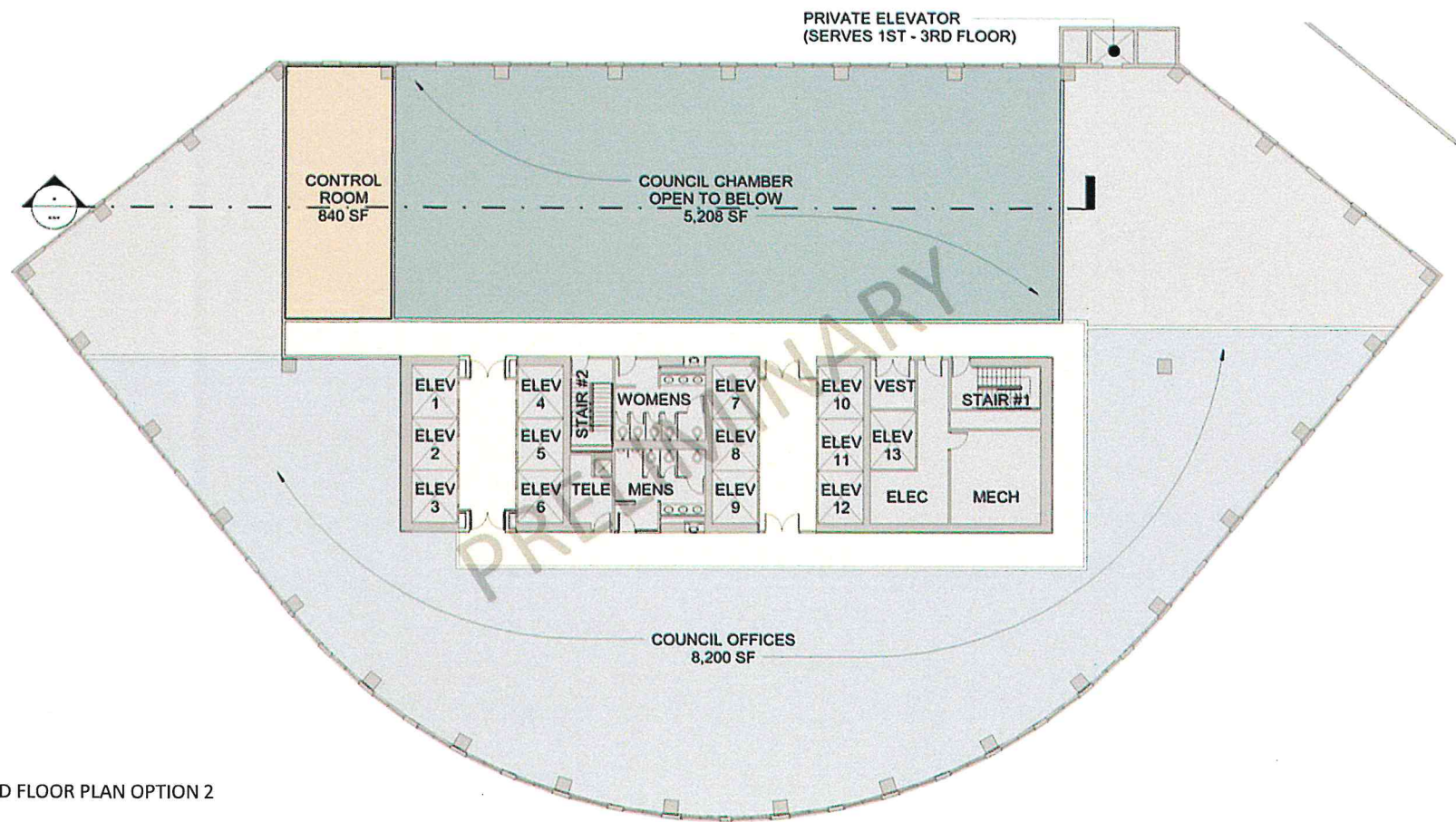


SECOND FLOOR PLAN OPTION 2

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1615 Poydras Street - Council Chamber Study

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COUNCIL CHAMBER – PARTIAL BUILDING SECTION

FIRST FLOOR

- NEW MONUMENTAL STAIR ACCESS REQUIRES REMOVAL OF THIS PORTION OF SECOND FLOOR

SECOND FLOOR

- PREFUNCTION
- COUNCIL CHAMBER -21'-6" CEILING HEIGHT – REQUIRES REMOVAL OF THIS PORTION OF THIRD FLOOR

THIRD FLOOR

- CONTROL ROOM OVERLOOKS CHAMBER



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1615 Poydras Street - Council Chamber Study

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1615 POYDRAS
COUNCIL CHAMBER STUDY

FUNCTIONAL REQUIREMENTS

PER FACILITY PROGRAMMATIC STUDY 10.14.19

LOCATING CITY COUNCIL CHAMBER AT THE 2ND FLOOR MEETS THE BASIC PROGRAMMING REQUIREMENTS AS FOLLOWS:

• INVITING PUBLIC SPACE.....	NO.....	NOT LOCATED NEAR BUILDING ENTRANCE
• PUBLIC SECURITY AT COUNCIL CHAMBERS.....	YES.....	SEPARATE SECURED ENTRANCE FOR COUNCIL MEMBERS
• PUBLIC ACCESS.....	NO.....	CHALLENGES IN MOVING LARGE AMOUNTS OF PEOPLE VIA TWO-STORY STAIR/ELEVATOR
• SIGHTLINES TO COUNCIL DAIS.....	NO.....	MANY ARE UNDESIRABLE DUE TO PROPORTIONS OF ROOM
• 1,000 SF PUBLIC PREFUNCTION AREA.....	YES.....	MEETS MINIMUM REQUIREMENT
• PUBLIC OVERFLOW AREA WITH LIVE VIDEO FEED.....	YES.....	MEETS MINIMUM REQUIREMENT BY LOCATING OVERFLOW AREA ON 1 ST LEVEL
• 5,000 SF COUNCIL CHAMBER.....	YES.....	MEETS MINIMUM REQUIREMENT HOWEVER PROPORTIONS NOT IDEAL AND SIGHTLINE CHALLENGES
• MINIMUM 255 SEATS WITHIN COUNCIL CHAMBER.....	YES.....	MEETS MINIMUM MEETS REQUIREMENT WITH NO EXPANSION AVAILABLE
• ADJACENCY OF CHAMBER TO SUPPORT OFFICES.....	YES.....	SAME FLOOR
• ADAPTABILITY / FLEXIBILITY.....	NO.....	SHAPE OF BUILDING AND CORE DOES NOT LEAD TO EASY ADAPTABILITY / FLEXIBILITY
• OPTIMAL LOCATION OF CAMERAS AND TV SCREENS.....	NO.....	PROPORTIONS OF ROOM WOULD NECESSITATE A LARGE QUANTITY
• ADJACENCY OF CONTROL ROOM.....	YES.....	MEETS REQUIREMENT
• 20'+ CEILING HEIGHT.....	YES.....	MEETS REQUIREMENT – ACOMPLISHED WITH BUILDING MODIFICATIONS BY OPENING UP THE THIRD FLOOR SLAB AT CHAMBER SPACE