



# FACT SHEET

## Vancouver City Hall 415 West 6<sup>th</sup> Street

### BACKGROUND

- In 1998, the City of Vancouver started to annex large sections of the Urban Growth Boundary in accordance with the Growth Management Act. The annexations nearly doubled the size of Vancouver over a 10 year period to a population of 160,000.
- After closing the Citizen Service Center (due to eroding building conditions) the City moved staff to new rental location 10 miles north. At that time, Vancouver City Council promised the business community it would return the service center to downtown Vancouver within five years.
- During this decade, the City conducted two feasibility studies looking to locate a new City Hall in downtown Vancouver. Each study recommended consolidating staff into one building for efficient public service.
- The City planned to purchase or build - thus reducing rental expenses through consolidation. Future savings would be realized through building ownership once the mortgage was paid off.
- Another identified goal was to create a “one stop shop” for citizens - offering easy access to a variety of City programs and services that had previously been housed in separate buildings. Citizens seeking to attend City Council meetings, to offer feedback, apply for business licenses, building permit or parking permits, sign up for recreation classes, pay water bills or parking tickets all could visit one central easy-to-find location.
- In 2007 the Columbian newspaper built a LEED gold certified building (118,000 s.f.) south of Esther Short Park at 416 West 6<sup>th</sup> Street. In 2008, eight months after moving in, the Columbian turned the new building over to the bank through foreclosure proceedings and the building was listed for sale.

### PURCHASE AND SALE SUMMARY

- The 415 building was listed with a local broker who represented the bank. The asking price was \$41,000,000. At the recommendation of a select group of bankers, real estate professionals and developers, Eric Fuller and Associates was selected to represent the city in the negotiations for the building.
- The City of Vancouver took strategic advantage of a tough real estate market and bought the new City Hall building and vacant land for \$18.5 million - about half its actual value.
- In June of 2010 the City of Vancouver purchased the 415 building for \$17,600,000. The purchase also included a vacant lot south of the building for \$900,000. City Council approved the property purchase and sale agreement on June 14, 2010.

- The city bought the building's existing furniture for about 11% of its market value and made only a few improvements to the building such as adding a permit center and city council chambers.
- Funding for the building purchase came from lease savings and money legally restricted to City capital needs, preserving operational funding for vital services.
- Vancouver City Hall building is certified to LEED gold standards, offering energy efficiency and utility savings, further demonstrating the City's commitment to stewardship of resources.

## 415 REMODEL

- In July of 2010 the city contracted with GBD Architecture to re-design the building as City Hall. The project goal was to use as much of the **existing** infrastructure and materials as possible.
- In March of 2011 Skyward Construction started the remodel project. Construction consisted of minor modifications and new construction for a Council Chambers and a Permit Center.
- The City moved staff and services from five City buildings (four rented and one owned) to the new City Hall. In July of 2011 Information Technology was the first group of employees to move into the building and in late August of 2011 the City Managers office was the last of 260 staff to relocate from five different locations.
- The first Council meeting in the new City Hall was held September 12, 2011 and a community dedication and open house was held on September 17, 2011.

## POINTS OF INTEREST

- The City of Vancouver is changing with the times. Savings realized from the new City Hall, approximately \$1 million per year in rent and building expenses, is just one example. In three years, the City has addressed a budget gap of \$30.6 million and eliminated 20% of its workforce amidst recessionary times. A central City Hall is more important than ever, to realize efficiencies of consolidated staff and services.
- The City's project manager completed the building on time and on budget.
- The City occupies the first four floors with enough growth capacity on these floors for 5-10 years.
- Floors 5 and 6 are occupied by private tenants. Floor 5 has 5,000 square feet available for lease or future expansion for the City.

City Hall is owned by Vancouver's citizens and is a reflection of our community. It helps revitalize downtown redevelopment which has slowed amidst tough economic times. City Hall stands at the cross roads, connecting of historic downtown Vancouver and the Columbia River waterfront – site of major future community development. Vancouver City Hall lies next to Esther Short Park, the first public square in the Pacific Northwest, an iconic central park that the City has worked hard to redevelop with the community's help.

*For more information, contact Tim Haldeman, Vancouver General Services Director, at (360) 487-8495, or via email at [tim.baldeman@cityofvancouver.us](mailto:tim.baldeman@cityofvancouver.us).*