Magna City Hall & Community Center

AUGUST 26, 2025

Project Scope & Vision

Vision: Civic & Community Space

Key functions:

- City offices, community space, events

Priorities:

- Safe, code-compliant, flexible public spaces
- Sustainability and long-term operation
- Frugal use of City funds for renovation
- Room for City Administration to grow into

Next Steps:

- Adaptive reuse of existing facility
- Finalize design, confirm budget, phased construction

Existing Conditions – Site

Original construction 1969, addition 1999

Solid structure but seismic considerations

Aging finishes, HVAC, electrical, plumbing systems

Windows: Single-pane, poor energy efficiency

ADA compliance adjustments needed

Facility Assessment Recommendations: For a Functional City Hall & Community Space

Architectural: Modernization, accessibility, energy efficiency upgrades

Mechanical: Replace outdated HVAC units; evaluate VRF options

Electrical: Replace panels, LED lighting, fire alarm

Civil: Resurface asphalt parking lot, address ADA stalls, inspect storm/sewer

Proposed Design for Long-Term City & Civic Use

Mayor & City Manager offices

Gathering area with Council platform

Open office, conference & reception spaces

Kitchen/breakroom, storage, IT & electrical rooms

Building Remodel Components & Functions

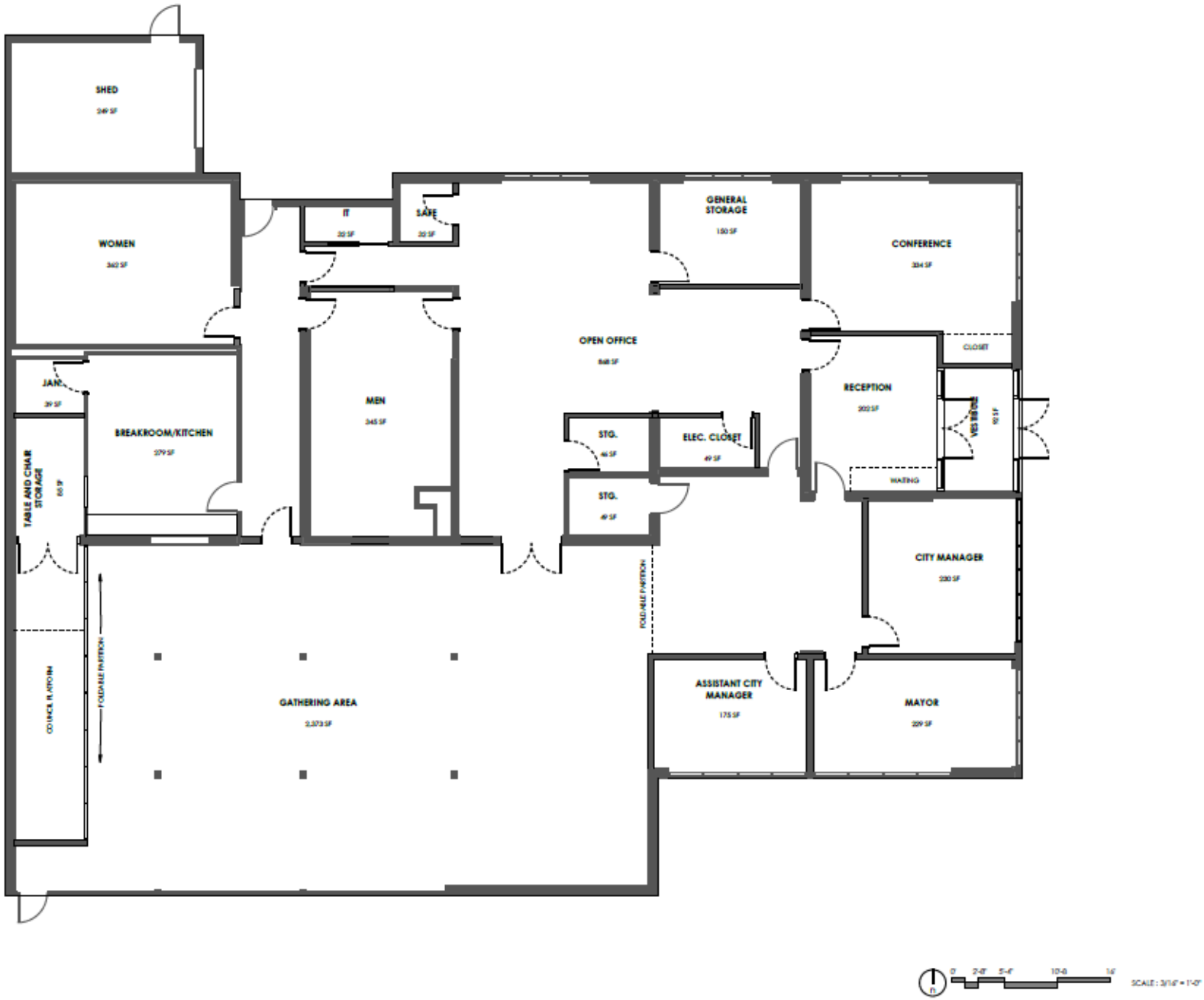
Modernized Civic Center Layout – Repurposes the existing structure into a City Hall and Community Center, featuring updated offices, meeting spaces, and public gathering areas.

Functional Space Planning – Includes Mayor and City Manager offices, open office areas, council chambers with a platform, conference rooms, reception, and community meeting rooms.

Community-Oriented Features – Large multipurpose room with flexible partitions, improved public reception area, and integration of a pocket park for outdoor gatherings.

Architectural Refresh – Updated finishes, energy-efficient windows, improved accessibility, and reimagined interiors that respect the building's historic character.

Infrastructure Upgrades – New mechanical, electrical, and IT systems to support modern operations, improved HVAC, lighting, and ADA-compliant facilities.



Cost Considerations

- Major Improvements:
  - Mechanical
  - Electrical
  - Site Improvements
- Structural reinforcement for seismic safety
- ADA & accessibility improvements
- Architectural finish updates
- Budget contingency for unknowns (e.g., sewer condition)

Building Cost Summary

Magna City Hall - Overall Cost Considerations

Cost Area	Estimate
Architecture & Plumbing	$ 1,490,000.00
Electrical & Structural Overhaul	$ 296,400.00
Mechnaical Upgrades	$ 238,000.00
Utility Impact Fees	$ 15,188.00
FFE	$ 303,750.00
Materials Testing	$ 5,063.00
Building & Special Inspections	$ 20,250.00
Permitting Fees	$ 25,000.00
Security	$ 30,375.00
IT Equipment	$ 25,313.00
Site Parking Lot & Sidewalk Reconstruction	$ 475,000.00
Strucutral Bid Alternate to Remove Columns	$ 213,360.00
Design Team Fees	$ 180,000.00
Construction Management	$ 62,775.00
Toatal	**$ 3,380,474.00**

Funding Source Recommendation

MAGNA CITY GENERAL FUNDS

Building Only Construction Costs		**$ 2,905,474.00**
	CARES	$ 1,400,000.00
	ARPA	$ 1,200,000.00
	Carry Over	$ 305,475.00

COMMUNITY REINVESTMENT AGENCY

Site Parking Lot & Sidewalk Reconstruction	**$ 475,000.00**
Magna CRA, Downtown District	$ 475,000.00

Next Steps

- AJC Contract Amended to allow for “Phase II Building Remodel”
- AJC Architects to Prepare Construction Bid Plans and Documents
- Approve Construction Budget for Webster Center: $3,380,475
- Request Magna CRA Agency to contribute $475,000 for Parking Lot Improvements