

Civic Facilities Advisory Group

Final Presentation



By Eric Horne, Rick Koenig, July 22nd, 2025



Who We Are

- Formed to assist in assessing aging civic infrastructure and scrutinize different paths forward
- Group includes former Councilman, Superintendent of Public Works, City Manager, contractor, architects, engineers, policy professionals, and engaged residents
- Eight months of meetings, several site visits, and extensive document review
- Committed to fiscally responsible, community-centered solutions



Our Members

- **Tom Bakaly**
- **Claudia Berman**
- **Ira Ellman**
- **Eric Oakes**
- **Mike Flaherty**
- **Scott Hayes**
- **Eric Horne**
- **Rick Koenig**
- **Lauren Pizer-Mains**
- **Jim Rosenberger**
- **Jennifer Rosenfeld**

Summary of Findings

- City Yard: most urgent need, requires full replacement
- Police Department: most deficient after yard
- Three primary options identified for Civic Center:
 - 1) Renovation and modest expansion
 - 2) New consolidated Civic Center at Public Storage site
 - 3) Hybrid: new Police Station + City Hall renovation
- We cannot make a definitive recommendation: more info needed on feasibility, cost, financing for all options



City Yard & Fiscal Context

- We fully support the Council's decision to prioritize the City Yard project, capacity for 1 big project at a time
- Fiscal Context: est. \$20M for the City Yard and projected deficits of \$4M by 2030 means future infrastructure will be fiscally challenging
- Staging at public storage will delay other major capital projects
- This is a crucial opportunity to demonstrate competence by delivering on-time and on-budget



Challenges of Current Facilities

Police Department:

- Outdated evidence storage and digital infrastructure
- No confidential space for victims
- Water damage risks, space constraints

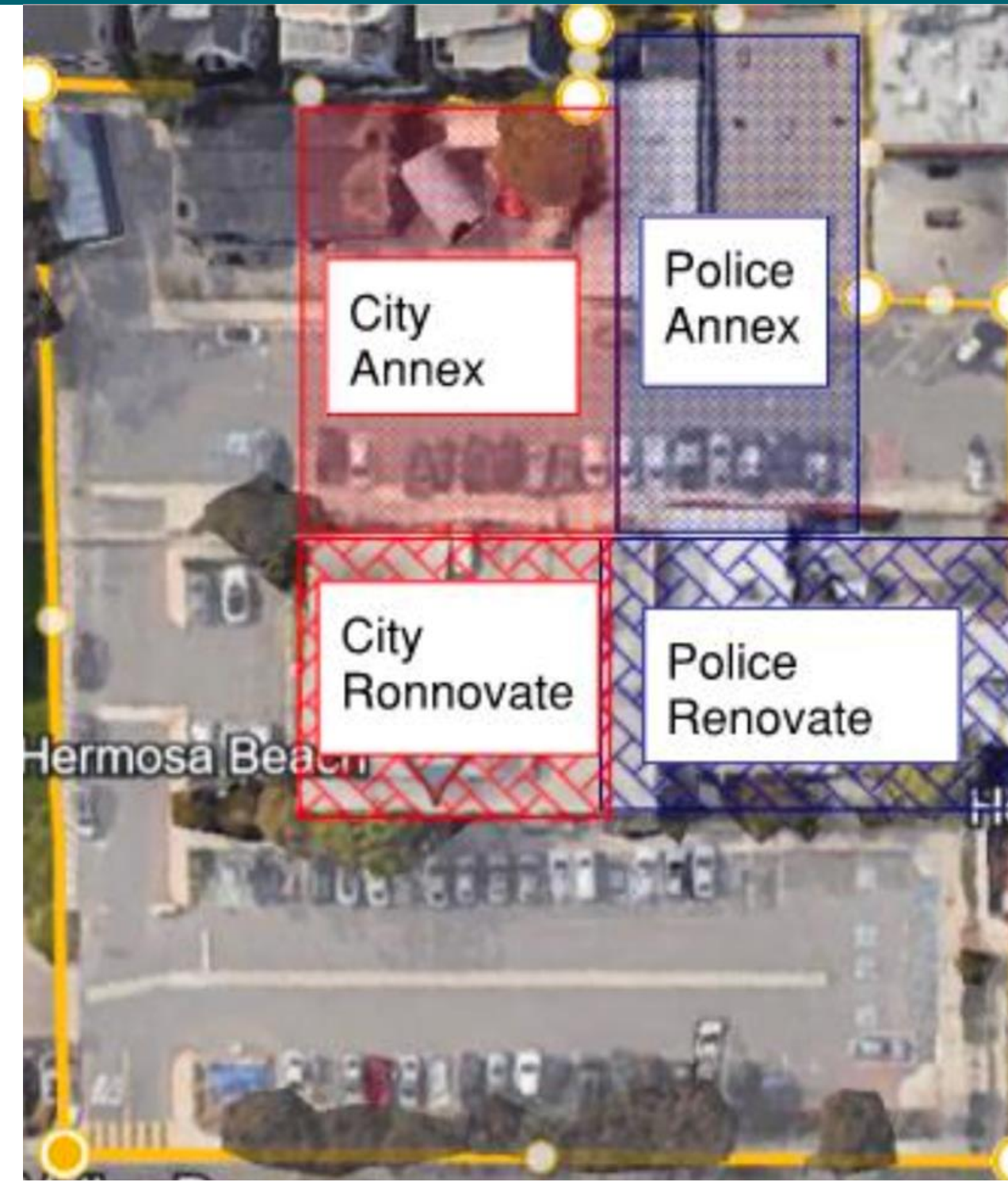
City Hall:

- Overcrowded, fragmented
- Inadequate waiting areas and restrooms
- Potential challenges for staff morale, and retention



Option 1—Renovation & Modest Expansion

- May extend life of facilities by ~40 years
- Potentially lower cost compared to new construction, but phased construction challenges
- Could solve some space issues
- Requires further study of space, cost, and feasibility



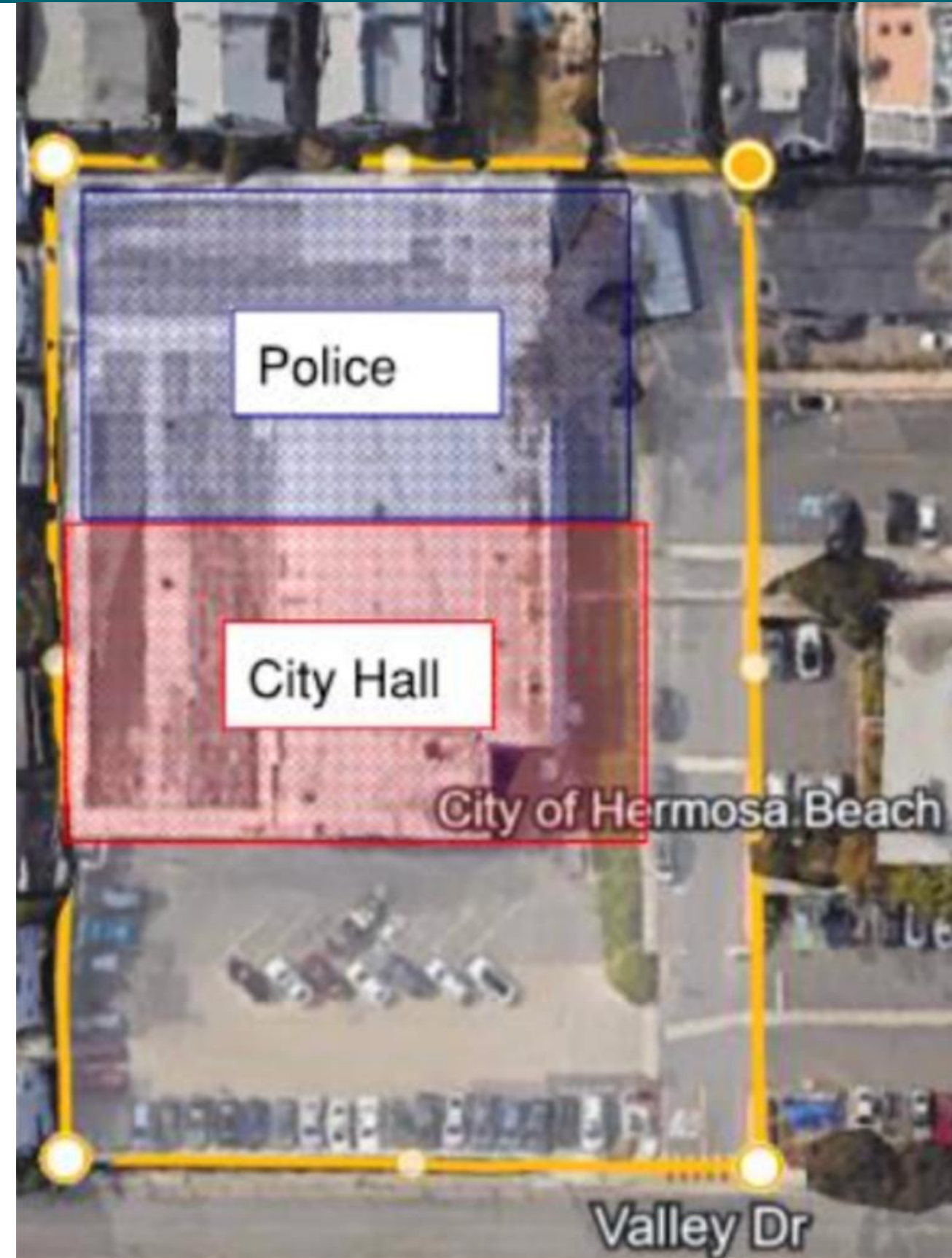
Option 2 – New Construction

A. Consolidated Civic Center at Public Storage site

- Major benefit: efficient, attractive, comfortable facility for staff and public
- Major drawback: high upfront cost—requires further feasibility and cost validation

A. Hybrid: new Police Station + City Hall renovation may balance cost and impact

- Could address most pressing concern (PD) at lower cost, but requires further feasibility and cost validation



Option 2 – Cost Considerations

- Fullerton Consulting provided us with a revised, cursory SF needs-assessment and cost/SF comparison figure
- These numbers are rough estimates based on numerous assumptions and should be treated as the basis for discussion and benchmarking
- The difficult reality is that the city would have to spend more money to get a cost estimate for both renovation and new construction



Fullerton Consulting Estimates		
Size of New Civic Center	Police	31,610
	City Hall	21,772
	Total	53,382
Cost	Cost/SF	\$1,250
	Total Est. Cost	\$66,727,500
Financing	Est. Municipal Interest Rate	4.50%
	Bond Term (years)	30
	Annual Payment	\$4,096,504

Community Trust & Final Thoughts

- Public trust is key; City Yard success is foundational and we have years to continue thoughtful planning while that project proceeds
- Broader community education and outreach needed, reevaluate PR contracting
- Advisory groups provide a low-cost model for future steps
- Thoughtful planning now will shape Hermosa's civic future for decades, put politics aside.

