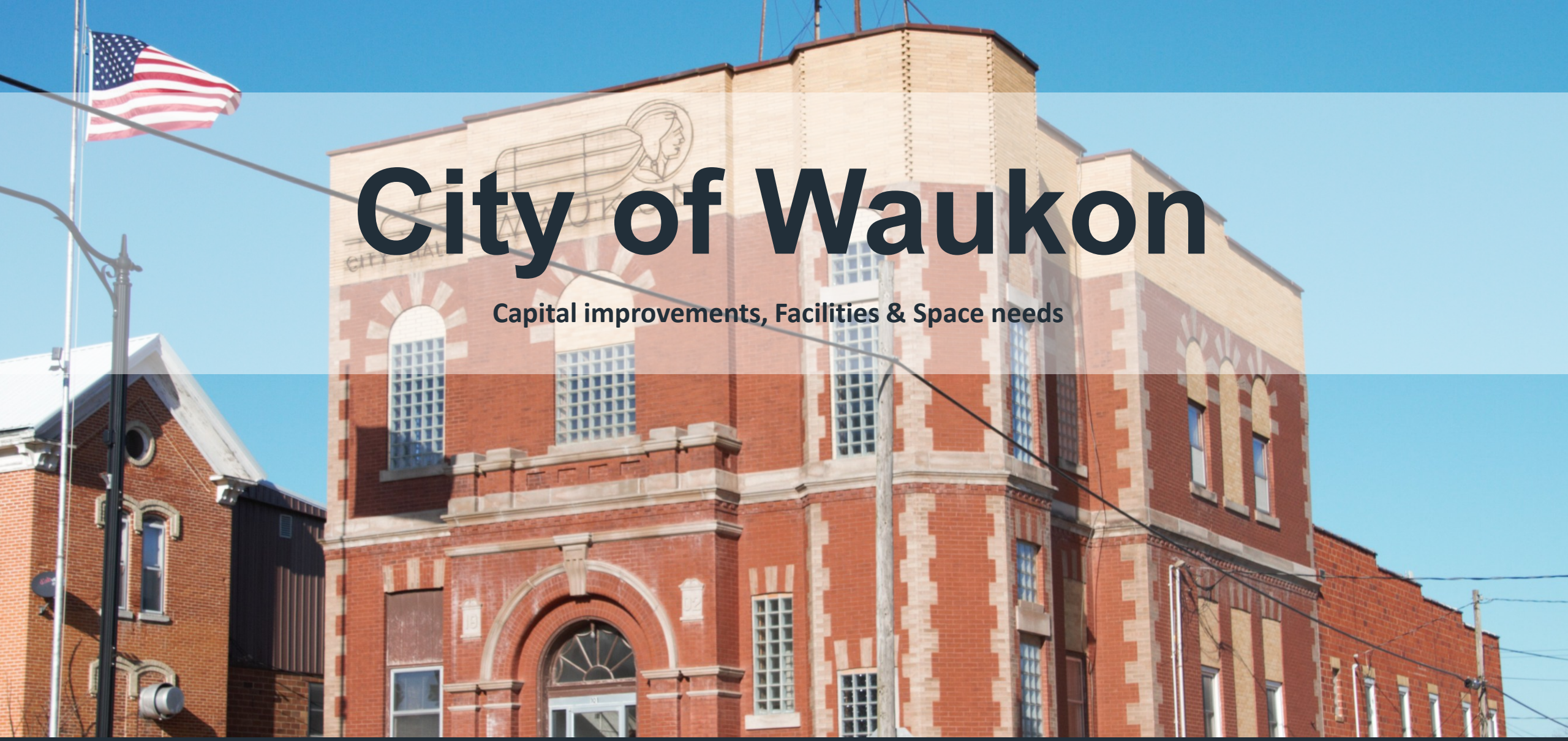


City of Waukon

Capital improvements, Facilities & Space needs

November 2nd, 2026

Final Project Report

GRONEN
SOLVE. DEVELOP. BUILD.

Why we are here

City Hall

- Assessment
- Scope of Work
- Cost Estimate
- Next Forward Options

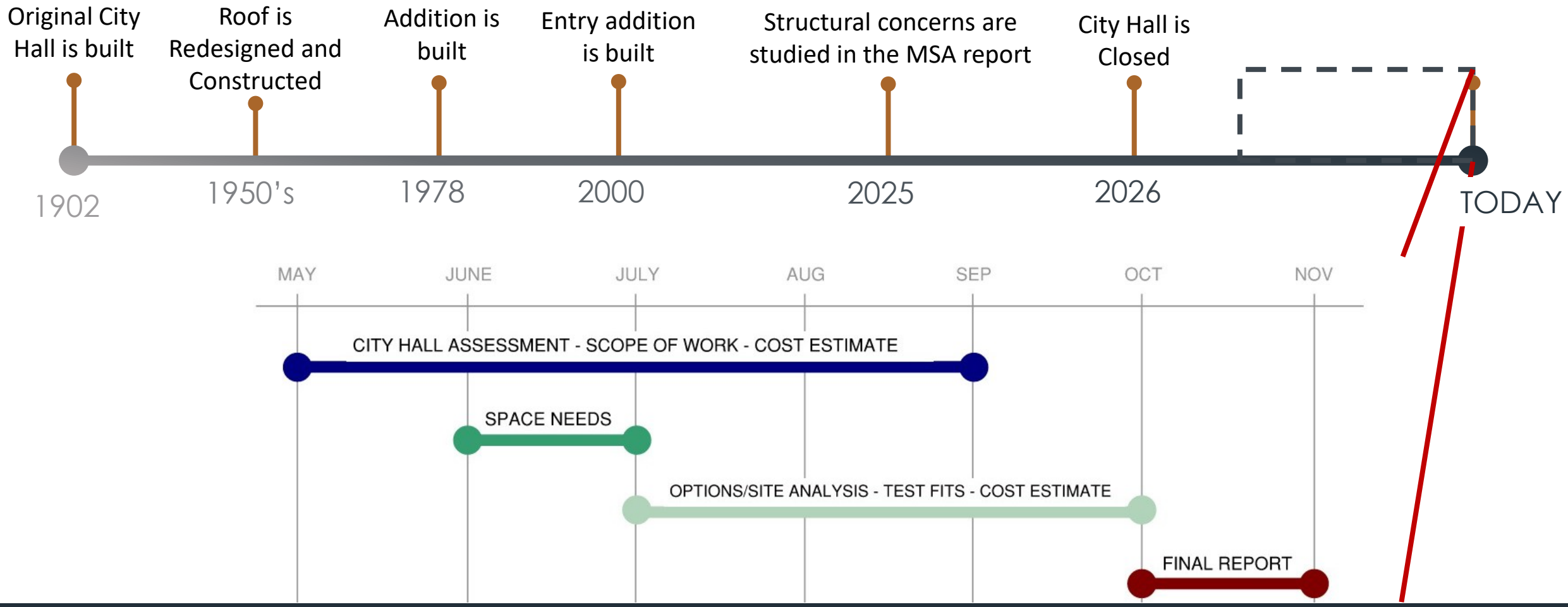
City Departments

- City Hall Department
- Streets Department
- Parks & Rec Department
- Space Efficiency Opportunities

Next Steps

- Future of City Hall Building
- Future of the City Hall Department
- Future of the Streets and Parks & Rec Departments
- Funding sources and options

How we got here



What we studied

Building Assessment

Structure, condition, safety

Space Needs

City Hall, Streets, Parks & Rec

Sites and Options

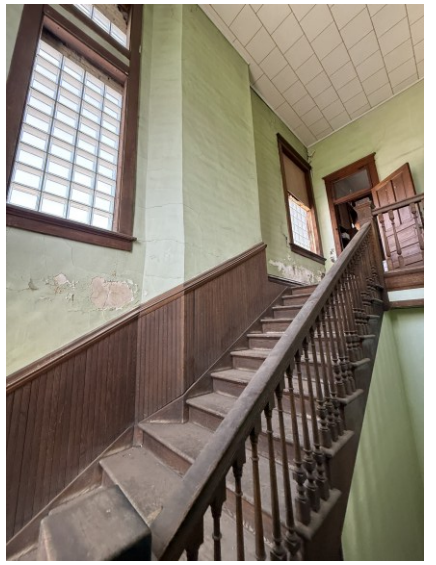
Reuse, New, Locations

Cost Estimates

Scope, Feasibility, Comparisons

What we learned – City Hall

- **Structural concerns**: Roof framing and support, wall movement, and deterioration.
- **Water and weather**: Inadequate drainage, moisture intrusion, and alterations to the historic windows.
- **Aging building systems**: Electrical, plumbing, mechanical, accessibility, and safety improvements.



Can City Hall be saved?

Yes

The 1902 building retains valuable historic materials and architectural features.

Saving it will require major structural repairs, modernization, and substantial investment.

Understanding the options

North Library Site

Existing City Hall Site

East Fire Station Sites

- Three locations were studied: the existing City Hall site, the site north of the library, and land east of the fire station.
- The existing City Hall site is centrally located, familiar to residents, and supported by existing infrastructure.
- The existing site meets City Hall's space needs but is not large enough for the Streets or Parks & Rec departments.
- The Core Committee's guiding preference:

City Hall should stay at City Hall.

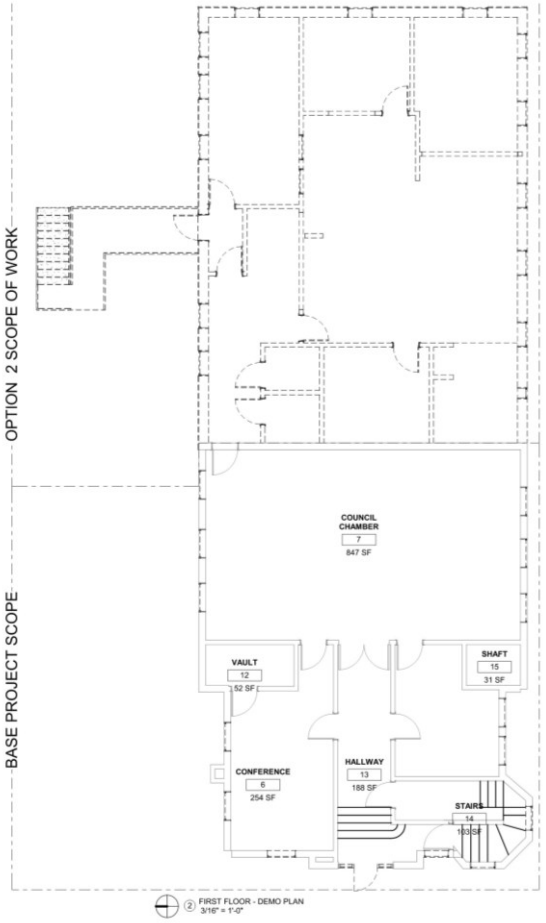
Recommendation 1: Restoration

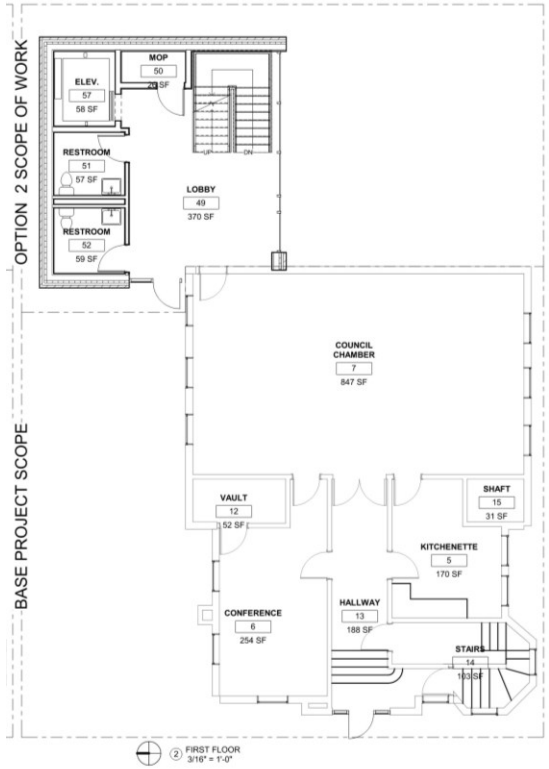
$3,737,000
Estimated construction cost

- Restore the historic 1902 building
- Remove the 1970's addition and construct a smaller addition for accessible circulation, restrooms, and stairs
- Reconstruct the roof to reflect its historic appearance and improve structural stability
- Return City offices and Council chambers to the building

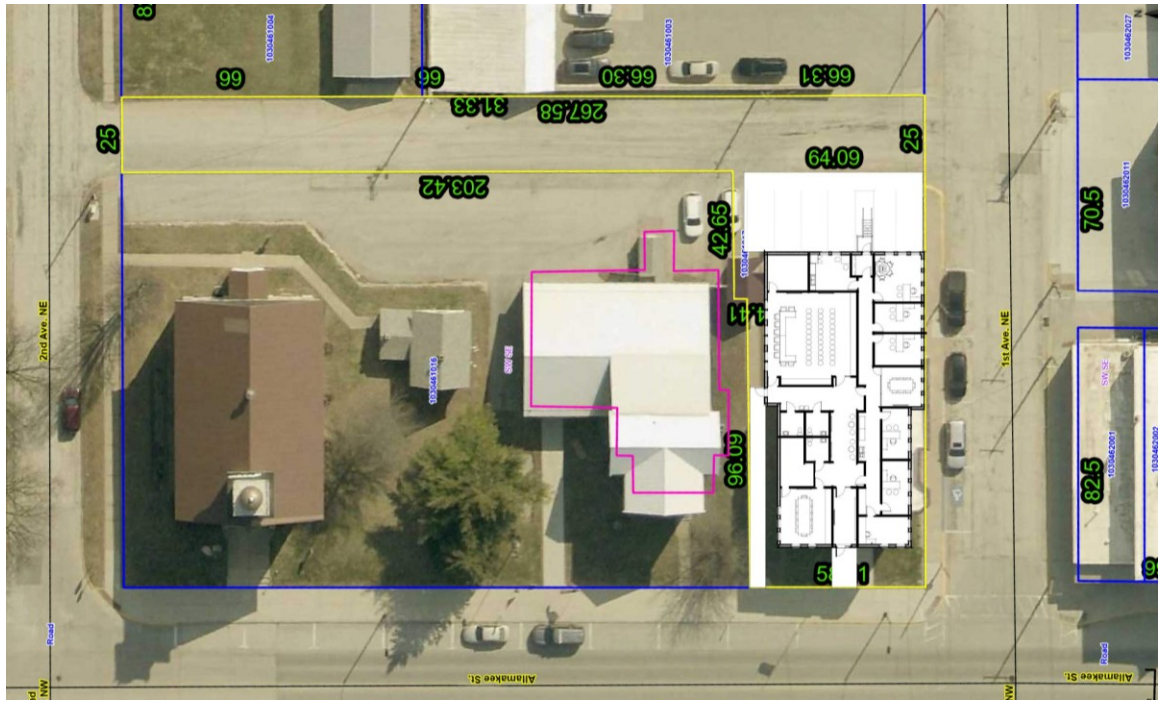
Benefits: Preserves the original building and its civic identity while providing updated public facilities.

Considerations: Higher construction cost, significant restoration work, and continued maintenance of a historic building.





Recommendation 2: Deconstruction and Reuse



$1.96M–$2.23M
Estimated construction cost

- Carefully deconstruct the existing building, salvaging historic materials for potential reuse
- Construct a new, single-story City Hall on the existing site
- Provide modern, accessible offices and Council facilities
- Incorporate salvaged materials and architectural details where practical

Benefits: Lower estimated construction cost, efficient layout, and straightforward accessibility.

Considerations: Loss of the original 1902 building, significant labor involved in deconstruction, and uncertainty about which materials can be reused.

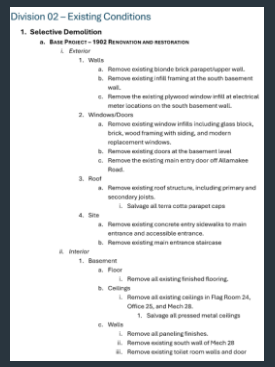
Comparing the Options

	Restoration	Deconstruction + New
Estimated construction cost	$3,737,000	$1,959,000 – $2,234,000
Location	Existing site	Existing site
Original building	Preserved	Removed
Historic materials	Restored in place	Salvaged for potential reuse
Accessibility	New elevator and stairs	Single-story layout
Future facility	Historic, modernized	New, purpose-built

Cost Estimate Explanation

Renovation →

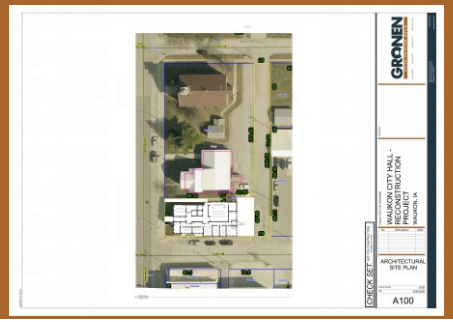
Scope of Work + Concept Plans



→ Takeoff Estimate

New Construction →

Concept Plans



→ Historic Square Foot Costs

→ **Construction Cost Estimates**

Streets and Parks & Rec

- Consolidation of City Hall with Streets and Parks & Rec was studied
- The analysis did not identify moving City Hall to a shared facility east of the fire station as an ideal solution
- The Core Committee recommends additional study of Streets and Parks & Rec after the City Hall direction is determined
- In the meantime, track travel time, rent, and recurring operational costs to inform future decisions

Core Committee Recommendation

Keep City Hall at its current location

Both recommended options retain this important civic location.

Both restoration and deconstruction/new construction options are viable

Each offers a viable path with different benefits, costs, and challenges.

Ask the community to help determine the future

Release an open public survey with transparent cost information, including potential tax implications.

What happens next?

Share the findings
Make the report available to the public.

Gather community input
Conduct a public survey that presents both options and their potential financial implications.

Evaluate community priorities
City Council reviews public feedback, costs, and possible funding strategies.

Determine the path forward
Select a direction and establish the necessary design, funding, and approval process, including a referendum if required.

Waukon's Future is a Community Decision

Thank you