

HUNTSVILLE CITY HALL SCHEMATIC DESIGN REVIEW

City Council Presentation

December 18th, 2019

General Services

Ricky Wilkinson, Director

PRESENTATION OUTLINE

- **How We Got Here**
 - City Hall History
 - Municipal Parking Deck History
 - City Hall Footprint – Leased Facilities
- **New City Hall - Schematic Design Review**
 - Design Considerations
 - Standard Office & Conference Room Layouts
 - Schematic Floor Plans
 - Massing Model
- **Where We Go From Here**
 - About the Design Contract with GMC
 - Anticipated Project Schedule

HISTORY – CITY HALL

Constructed: 1963

Square Footage:

- Original Building: 41,521 SF
- 1986 Addition: 20,000 SF
- Current SF 61,521 SF

Last Renovation: 1986

- Included the north addition and façade repairs

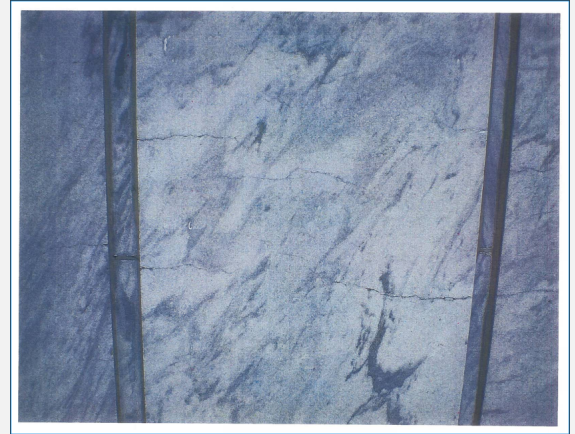
Employees Housed: 129

Employees Needed: 364



HISTORY – FACILITY CONDITION REVIEW

- **Current Issues Requiring Attention:**
 - **Structural Integrity** (Seismic Codes)
 - **Code Updates** (ADA, Building Codes, Fire Codes, etc.)
 - **Façade Issues** (Cracking, Separating from Building, Sealant Failure)
 - **Electrical Service** (Parts Obsolete)
 - **Elevator Serviceability** (Parts Obsolete)
 - **Major Mechanical Systems** (End of Useful Life)
 - **Building Leaks** (Façade & Roof)
 - **Available Space** (Inefficient Layout, <50% of Space Needed)



HISTORY – FACILITY CONDITION REVIEW

- **Building Repair Estimate (2017):**

- Interior Renovation: \$ 9,000,000
- Elevator Replacement: \$ 619,000
- Replace Electrical Service: \$ 500,000
- Generator Replacement: \$ 250,000
- HVAC System: \$ 500,000
- New Façade: \$ 10,000,000
- Roof Replacement: \$ 225,000
- Prof. Services/Relocation: \$ 6,000,000
- Contingency/Unknowns \$ 2M - \$ 5M

Total Renovation/Repair \$ 29M - \$32M

**11.9% Construction Cost
Escalation Since 2017**
(*RS Means)

\$ 32,500,000 – \$ 35,800,000



HISTORY – MUNICIPAL PARKING DECK

Constructed: 1965

Structure: Precast Concrete

Capacity: 512 Spaces

Last Renovation/Repair: 2013

- Included Structural Patching & Repairs
- 2017 Partial Structural Investigation – PEC Structural Engineers
- At the End of its Useful Life
- Estimated Damage/Deterioration of Structure
 - Columns ~15%
 - Beams/Joists ~10%
 - Slab Panels ~5%



HISTORY – MUNICIPAL PARKING DECK



- **Current Issues Requiring Attention:**
 - **Structural Integrity** (Seismic Codes)
 - **Code Updates** (Building Codes, Fire Codes, ADA, etc.)
 - **Electrical Service** (Parts Obsolete)
 - **Elevator Serviceability** (Parts Obsolete)
 - **ITS Data Center** (Relocation)

- **Estimated Cost of Replacement: \$ 12,544,000**
512 Spaces at \$ 24,500/space



HISTORY – CITY HALL FOOTPRINT

Current Space Totals:

• Administration Building	61,521 SF
• Public Services Building	34,950 SF
• Old ITS Offices (Storage)	15,600 SF
• ITS Offices (Lease)	8,205 SF
• Community Development (Lease)	9,000 SF
• GIS Offices (Lease)	6,623 SF
• <u>Low Mill Office Complex (1/2 SF)</u>	<u>10,080 SF</u>
TOTAL	145,979 SF

SF Already Vacated:

• Annex Building (Demolished)	45,218 SF
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HISTORY – CITY HALL FOOTPRINT

- **2019 Maintenance & Repair Costs**

- Administrative Building \$ 100,162.29
- Public Services Building \$ 34,466.96
- Municipal Parking Deck \$ 15,634.23

Total Maintenance & Repair Costs 2019 \$ 150,263.48

- **2019 Utility Costs**

- Administrative Building \$ 151,116.00
- Public Services Building \$ 131,272.00
- Municipal Parking Deck \$ 69,945.00

Total Utility Costs \$ 352,333.00

- **2019 Lease Costs**

- Community Development – Yarbrough Building \$ 108,000.00
- GIS Lease – Westside Square \$ 114,247.00
- ITS Lease – H.U. Building \$ 142,767.00

Total Lease Costs 2019 \$ 365,014.00

NEW CITY HALL – SCHEMATIC DESIGN

NEW CITY HALL – SCHEMATIC DESIGN

DESIGN CONSIDERATIONS

- Open, Efficient Floor Plans
- Co-location of Certain Departments (One-Stop-Shop)
- Shared Meeting and Conference Spaces
- Centralized/Shared Breakrooms, Printing & Supply Areas
- Ease of Citizen Access to Certain City Functions
- Ability to Expand in the Future
- Physical Security
- Council Chambers
- Conference Center
- TV/Media Broadcast Infrastructure
- Sustainability & Energy Efficiency
- Building Automation Systems

DESIGN TEAM NARRATIVES

STRUCTURAL

- Conventional Cast-In-Place Concrete Structure

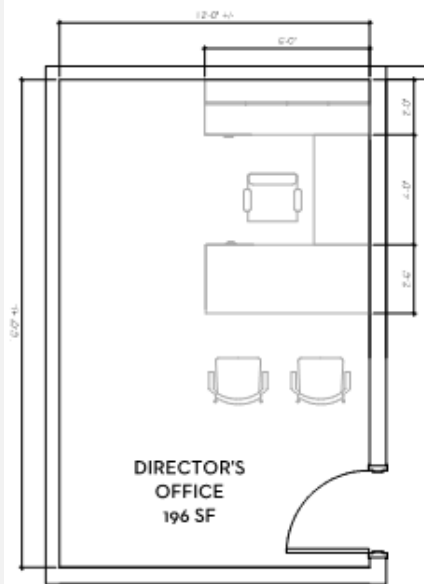
MECHANICAL

- Boiler/Chiller System with Air Handling Units

ELECTRICAL

- LED Lighting w/ Occupancy Sensors
- Electrical Vehicle Chargers
- Building Generators (Life Safety & EMA Support)

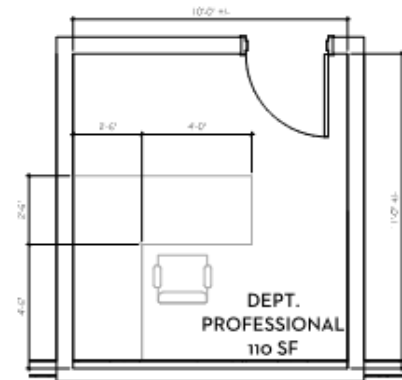
NEW CITY HALL – SCHEMATIC DESIGN



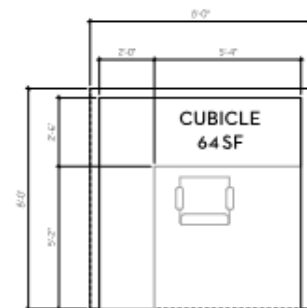
F1 DIRECTOR'S OFFICE
SCALE: 1/8" = 1'-0"



F5 MANAGER'S OFFICE
SCALE: 1/8" = 1'-0"

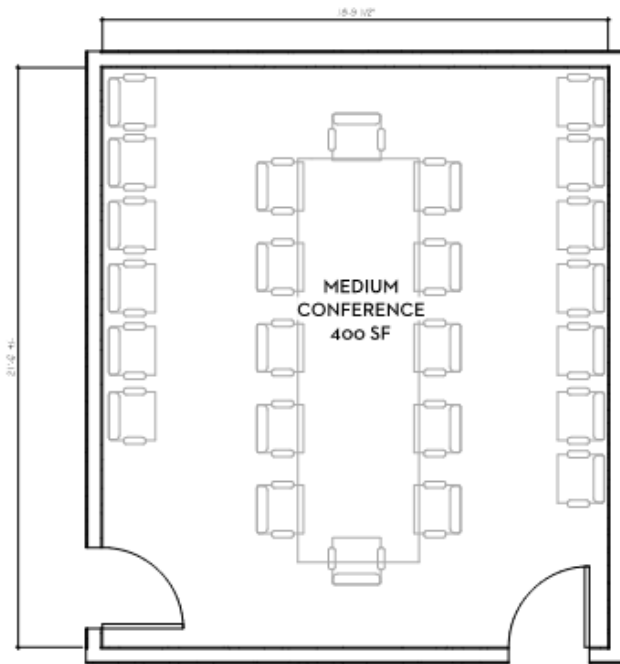


A1 DEPARTMENT PROFESSIONAL
SCALE: 1/8" = 1'-0"

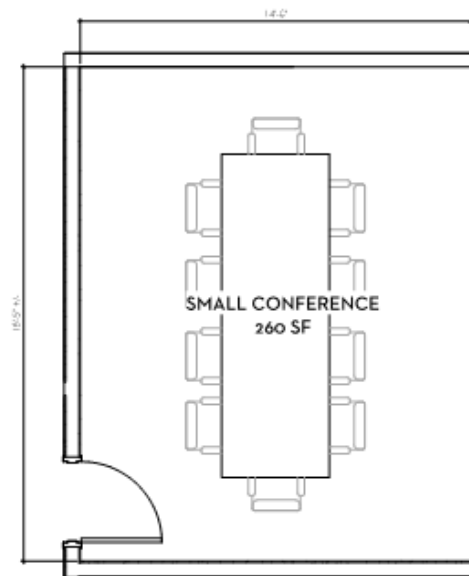


A4 CUBICLE
SCALE: 1/8" = 1'-0"

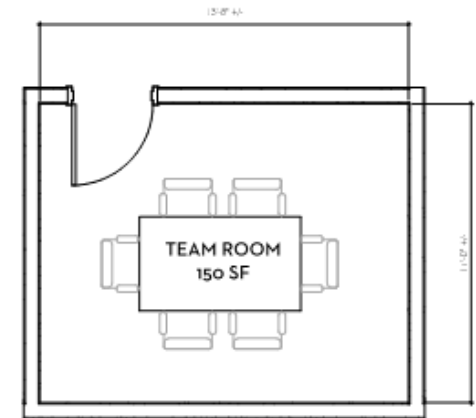
NEW CITY HALL – SCHEMATIC DESIGN



F9 MEDIUM CONFERENCE
SCALE: 1/8" = 1'-0"



A9 SMALL CONFERENCE
SCALE: 1/8" = 1'-0"



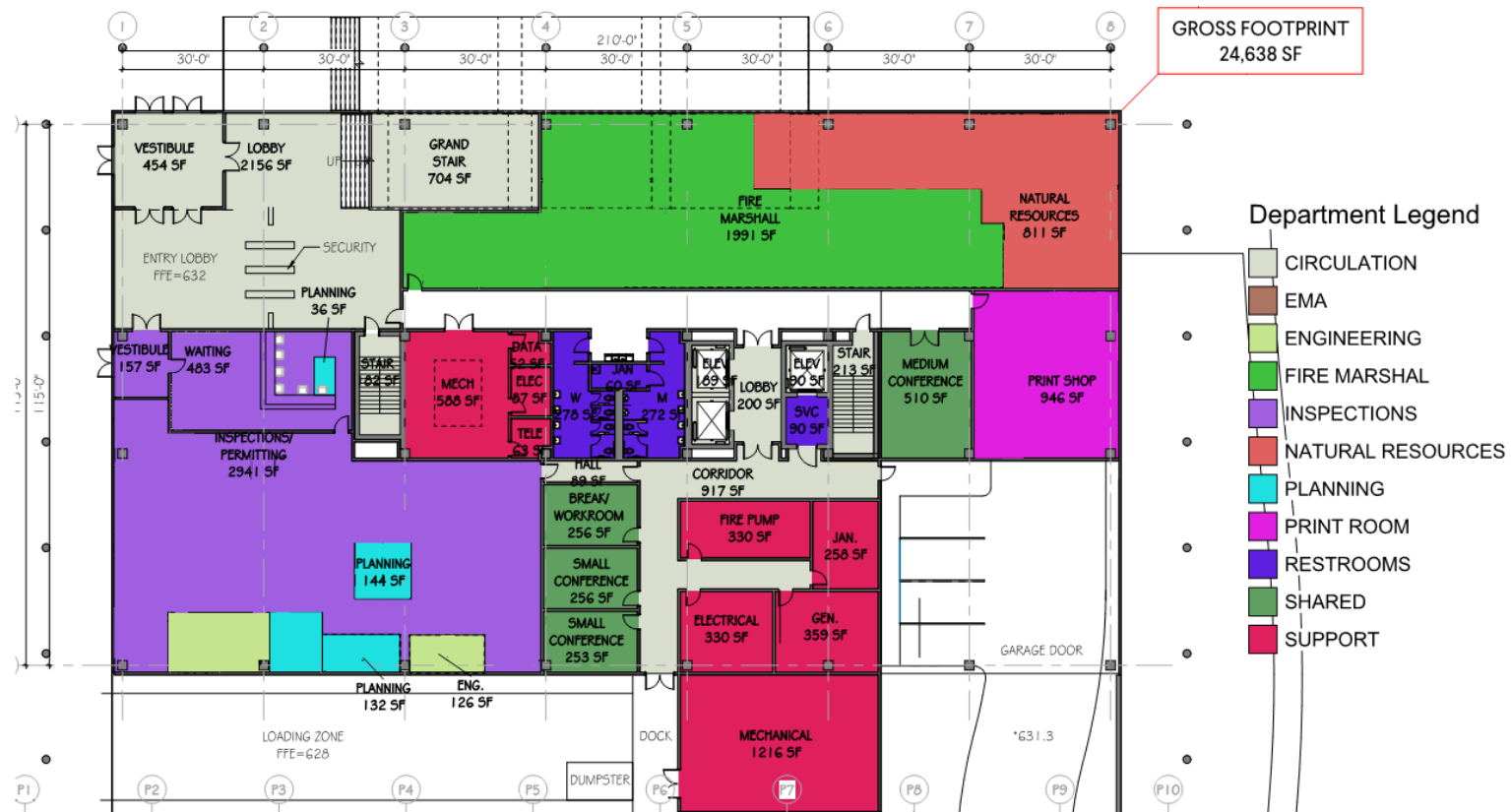
A6 TEAM ROOM
SCALE: 1/8" = 1'-0"

NEW CITY HALL – SCHEMATIC DESIGN



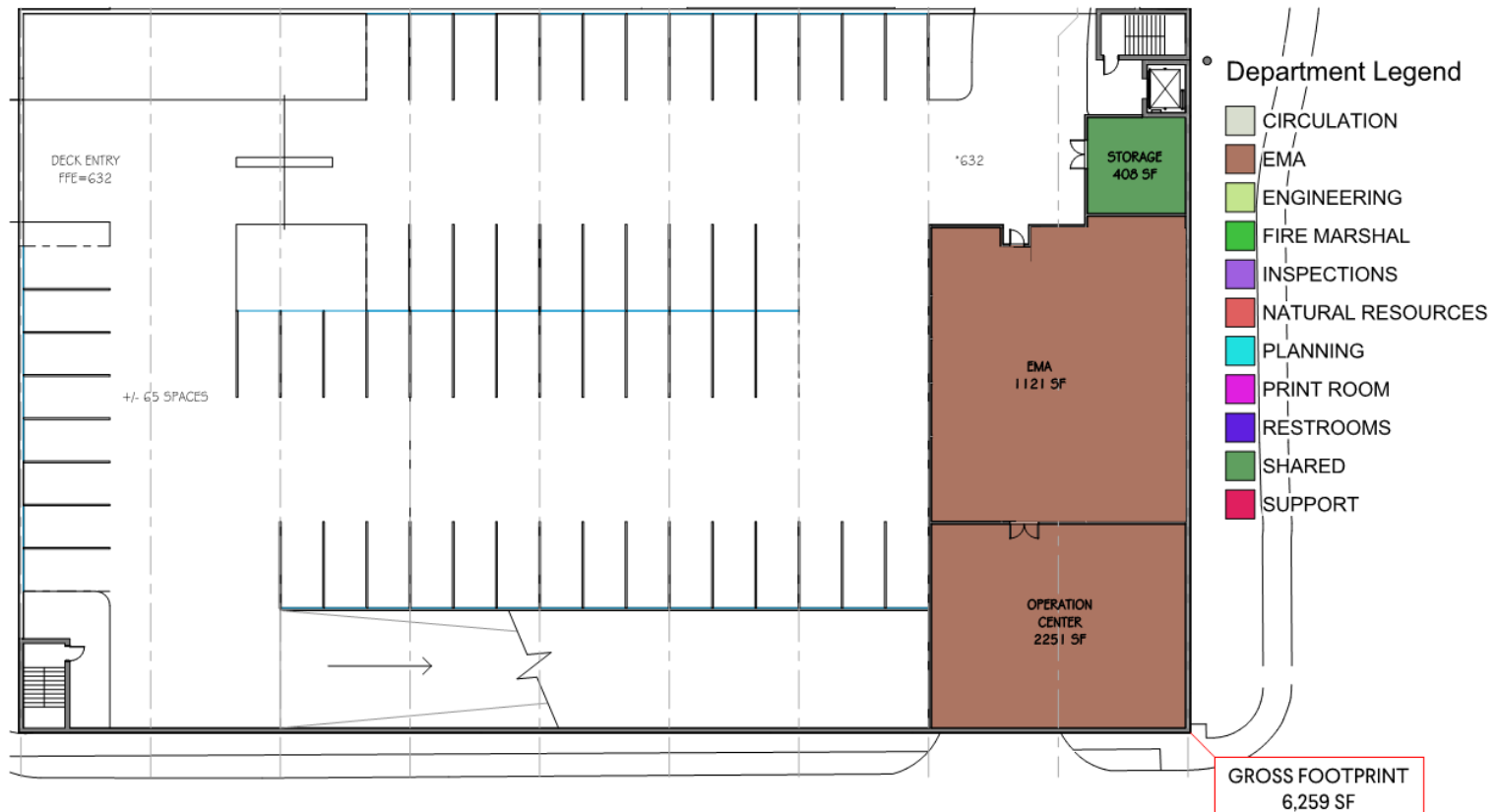
1ST LEVEL/BASEMENT – PERSPECTIVE VIEW

NEW CITY HALL – SCHEMATIC DESIGN



1ST LEVEL/BASEMENT – SCHEMATIC FLOOR PLAN

NEW CITY HALL – SCHEMATIC DESIGN



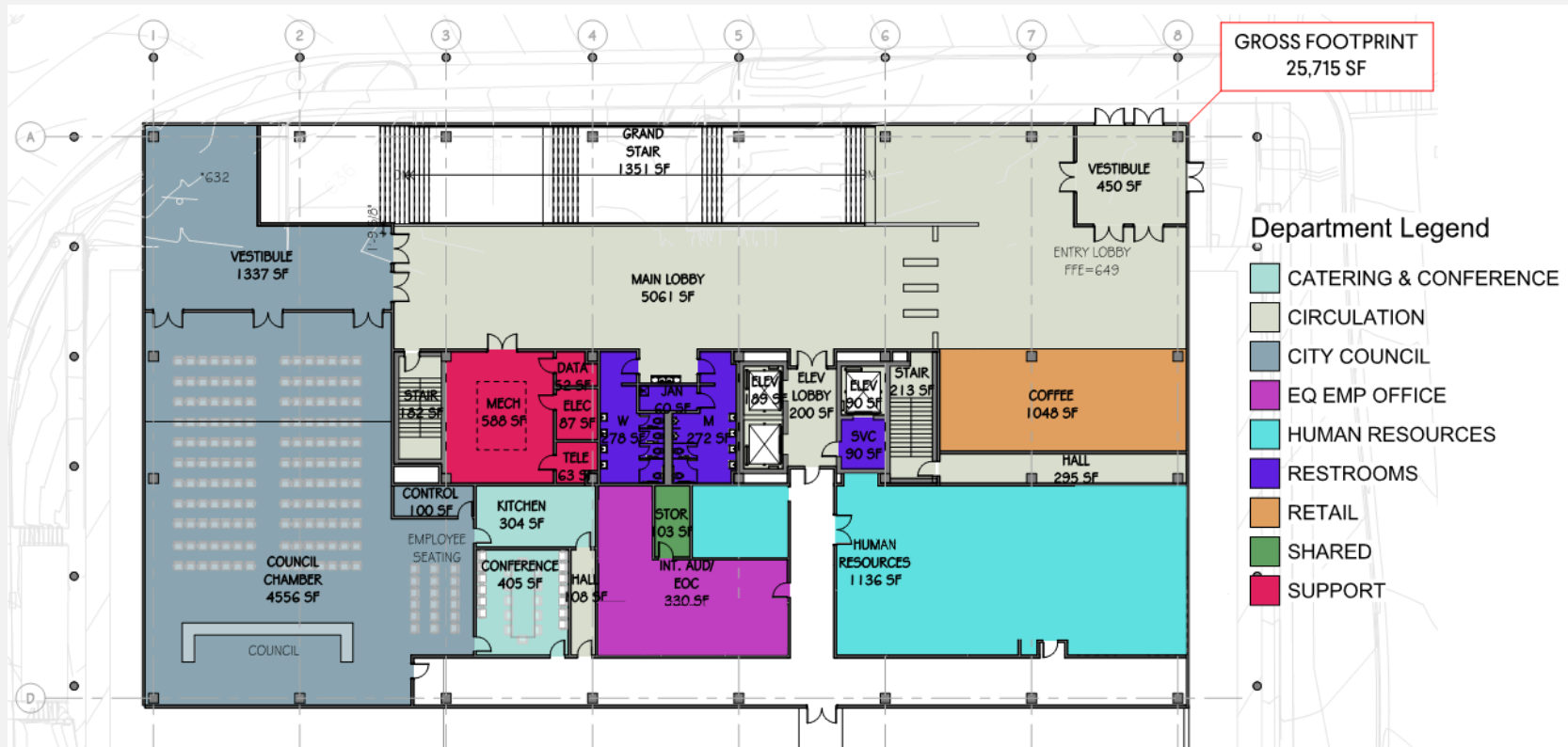
1ST LEVEL/BASEMENT GARAGE – SCHEMATIC FLOOR PLAN

NEW CITY HALL – SCHEMATIC DESIGN



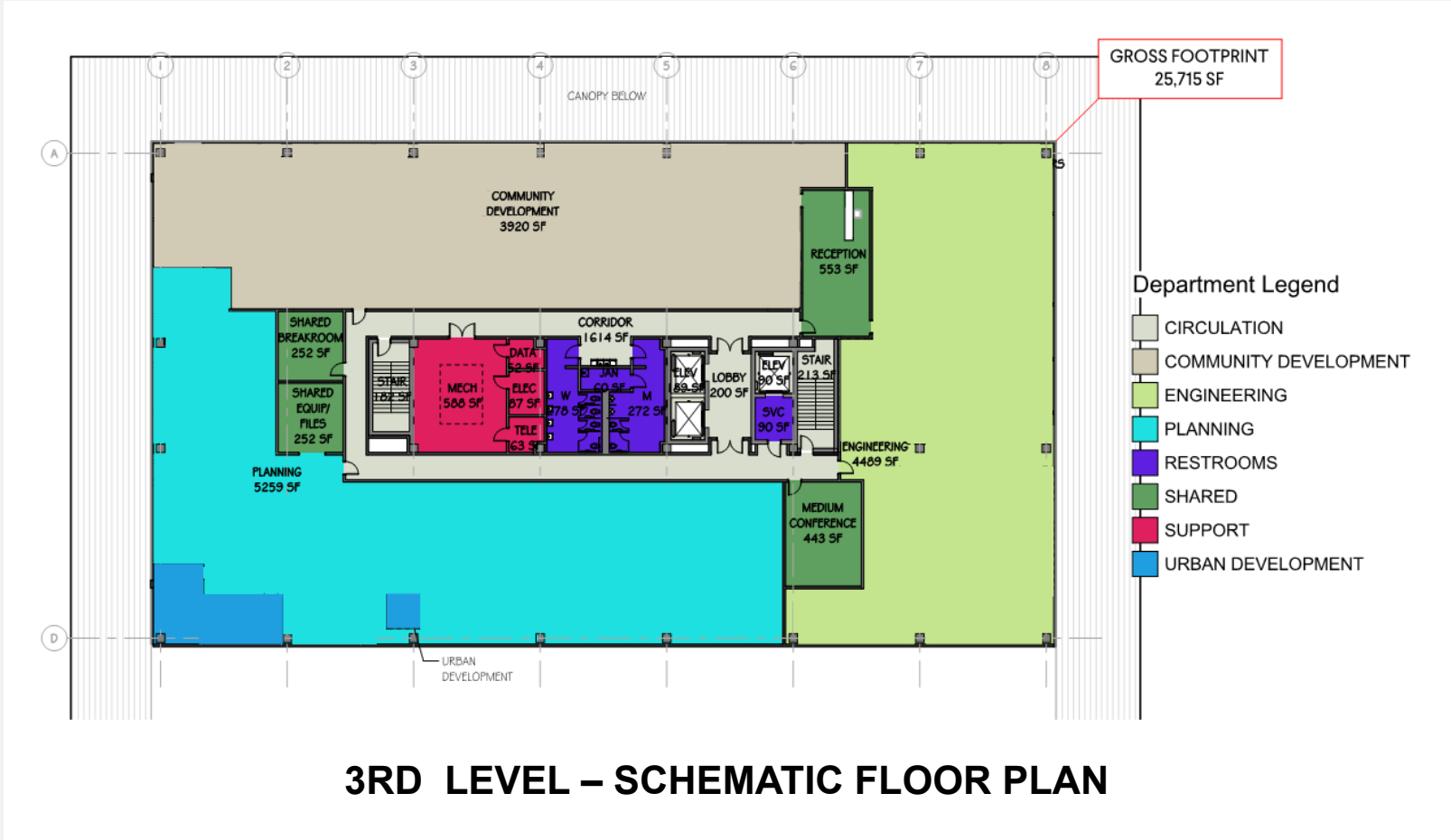
2ND LEVEL – PERSPECTIVE VIEW

NEW CITY HALL – SCHEMATIC DESIGN



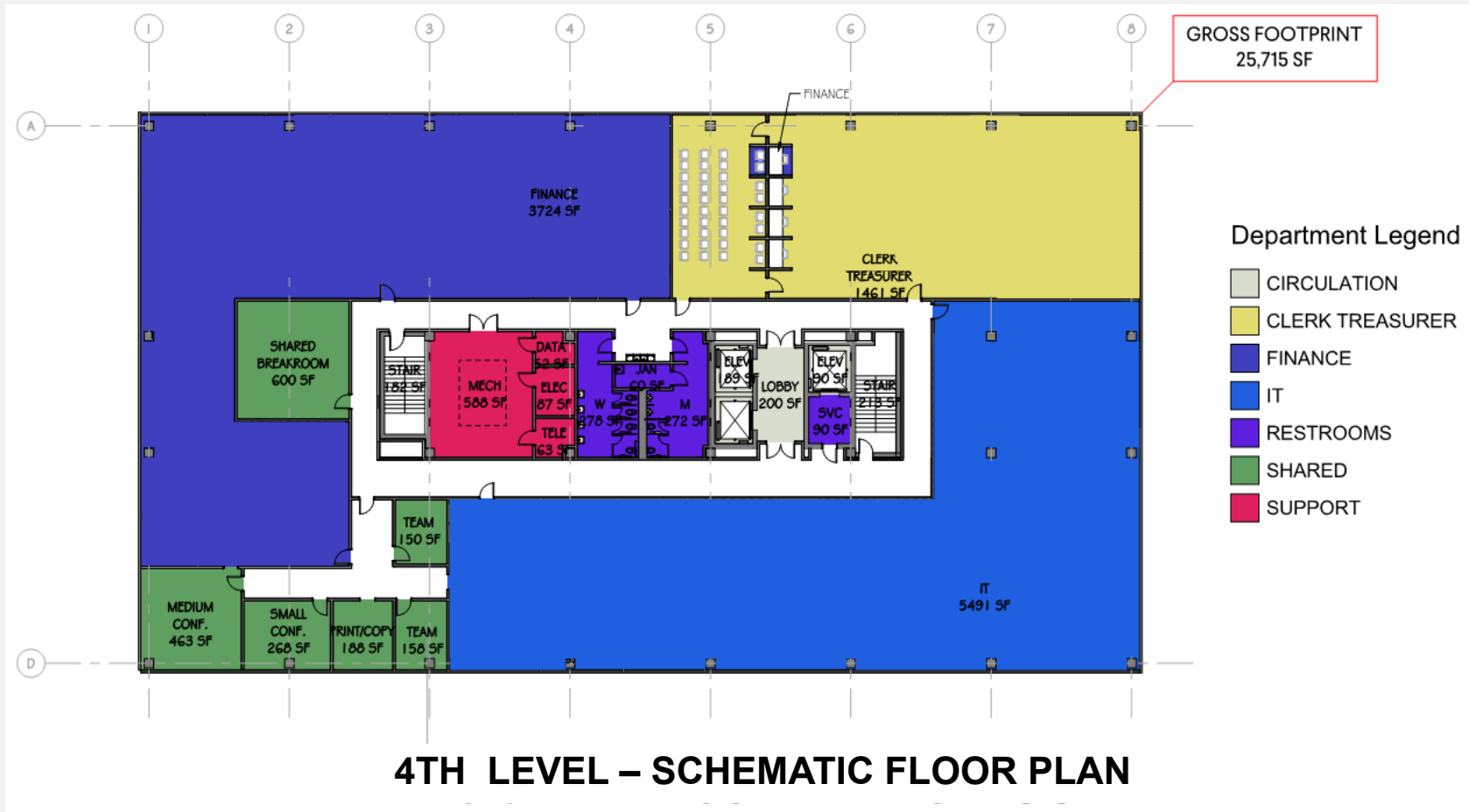
2ND LEVEL – SCHEMATIC FLOOR PLAN

NEW CITY HALL – SCHEMATIC DESIGN



3RD LEVEL – SCHEMATIC FLOOR PLAN

NEW CITY HALL – SCHEMATIC DESIGN

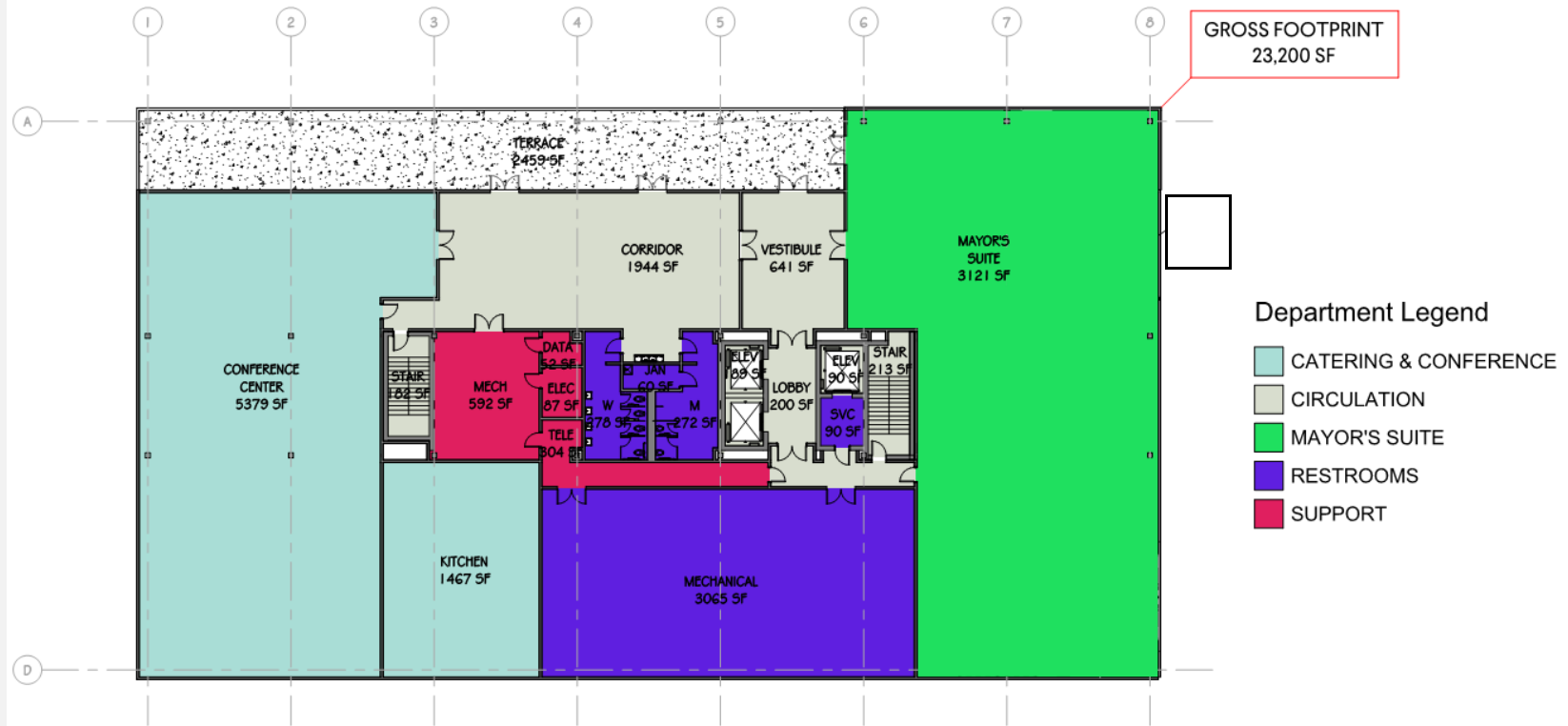


NEW CITY HALL – SCHEMATIC DESIGN



5TH LEVEL – SCHEMATIC FLOOR PLAN

NEW CITY HALL – SCHEMATIC DESIGN



6TH LEVEL – SCHEMATIC FLOOR PLAN

NEW CITY HALL – SCHEMATIC DESIGN

- **New City Hall**
 - 6 Levels
 - 156,545 SF
 - 364 Employees
- **Parking Deck**
 - 5 Levels
 - 433 Spaces
 - Add Alternate for 6th Level (additional 94 Spaces)
- **Construction Cost**
 - 156,545 SF at \$315/SF \$ 49,311,675
 - 433 Spaces at \$24,500/space \$ 10,608,500
 - Total Estimated Construction Cost \$ 59,920,175

NEW CITY HALL – SCHEMATIC DESIGN



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NEW CITY HALL – SCHEMATIC DESIGN

BUILDING VS. RENOVATION COST COMPARISON

RENOVATION		BUILDING NEW
Construction Cost	\$ 65,500,000*	\$ 60,000,000
Building Maintenance Cost	\$150,000+ / Year	Reduced
Lease Costs	\$365,000+ / Year	Eliminated
Utilities	\$352,000+ / Year	\$175,000 / Year

* Estimated - City Hall (\$34M), Public Service (\$19M), Garage (\$12.5M)

WHERE DO WE GO FROM HERE?

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- **About the Design Contract w/ Goodwyn Mills Cawood, Inc.**
 - Includes:
 - Architecture, Interior Design/FF&E, Specialty Consulting Services
 - Engineering Services – Mechanical, Electrical, Plumbing & Structural
 - Development of Construction Documents and Specifications
 - Construction Administration
 - Contract Value
 - 5% of \$60,000,000 \$ 3,000,000
 - Less Schematic Design Services (\$ 218,740)
 - Contract Amount \$ 2,781,260

WHERE DO WE GO FROM HERE?

- **Anticipated Project Schedule**

- Council Consideration of Full Architectural Agreement – December 2019
- 30% Design Review – March 2020
- Public Meetings for Input on Building Character & Design – March-May 2020
- 60% Design Review – June 2020
- 90% Design Review – Sept 2020
- 100% Design Review – October 2020
- Bid Construction Contract – November 2020
- Construction Contract for Council Consideration – December 2020
- 18 Month Construction Duration Estimated – Complete Beginning of 3rd Quarter 2022

QUESTIONS?