

# HUNTSVILLE CITY HALL CONSTRUCTION CONTRACT WITH TURNER CONSTRUCTION

City Council Presentation

December 16<sup>th</sup>, 2021

General Services

Ricky Wilkinson, Director

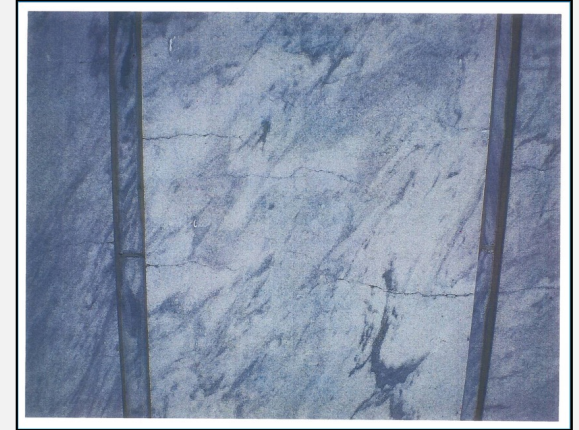
# WHY WE NEED A NEW CITY HALL



Constructed: 1963  
Square Footage: 61,521 SF  
Employees Housed: 129

- **Current City Hall Building - Issues Requiring Attention:**

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



# WHY WE NEED A NEW CITY HALL




Constructed: 1965  
Capacity: 512 Spaces

- **Current Municipal Parking Deck- Issues Requiring Attention:**
  - **Structural Integrity** (Seismic Codes)
  - **Code Updates** (ADA, Building Codes, Fire Codes, etc.)
  - **Electrical Service** (Parts Obsolete)
  - **Elevator Serviceability** (Parts Obsolete)





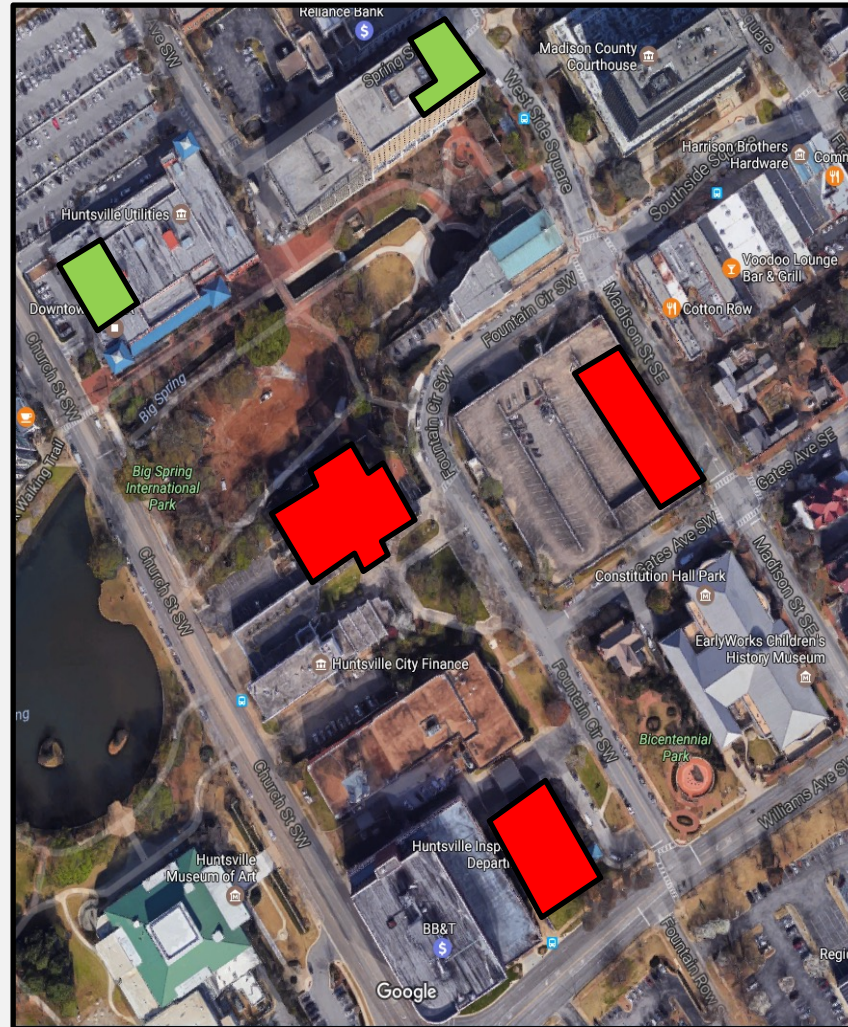
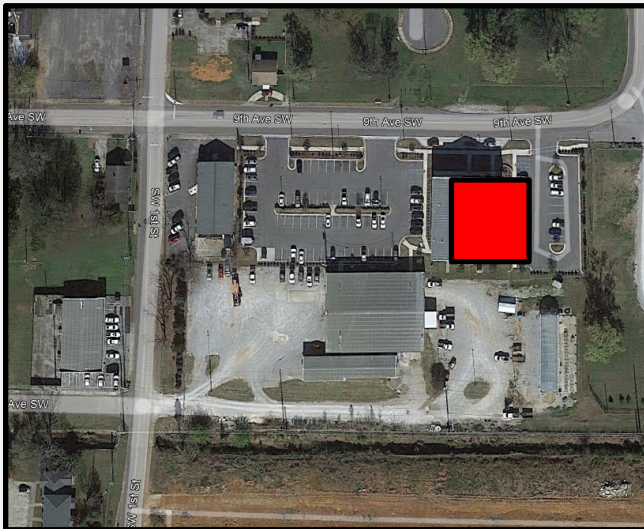
# WHY WE NEED A NEW CITY HALL


 Leased Facilities

ITS Offices

Community Development

GIS Offices



 City Owned Facilities

Administrative Building

Public Services Building

Low Mill Office Complex (1/2)



## STEPS TO GET HERE – TIMELINE TO DATE

- **2017**
  - **March 9, 2017** – Goodwyn Mills Cawood Contract for Preliminary Design Services
    - *Focused on Building Programming & Site Selection*
  - **December 14, 2017** – General Services Presentation to City Council on Site Selection
- **2019**
  - **December 19, 2019** – GMC Contract for Full Architectural Design Services
- **2020**
  - **March 3-5, 2020** – Public Input Meetings
  - **November 5, 2020** – GMC Presented Schematic Design

# STEPS TO GET HERE – PUBLIC INPUT MEETINGS



c1



c2



c3



c4



c5



c6



c7



c8



c9



c10



c11

PUBLIC FEEDBACK MEETINGS  
REGIONAL CIVIC STRUCTURES



c12



c13



c14



c15



c16



c17



c18



c19



c20



c21

PUBLIC FEEDBACK MEETINGS  
REGIONAL CIVIC STRUCTURES



# STEPS TO GET HERE – PUBLIC INPUT MEETINGS



H1



H2



H3



H4



H5



H6



H7



H8



H9



H10



H11



H12



H13



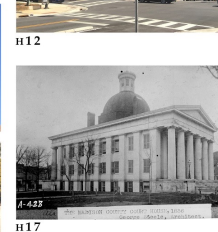
H14



H15



H16



H17



H18



# STEPS TO GET HERE – SCHEMATIC DESIGN



NEW HUNTSVILLE CITY HALL  
VIEW FROM PUBLIC SQUARE



NEW HUNTSVILLE CITY HALL  
VIEW FROM BIG SPRING PARK

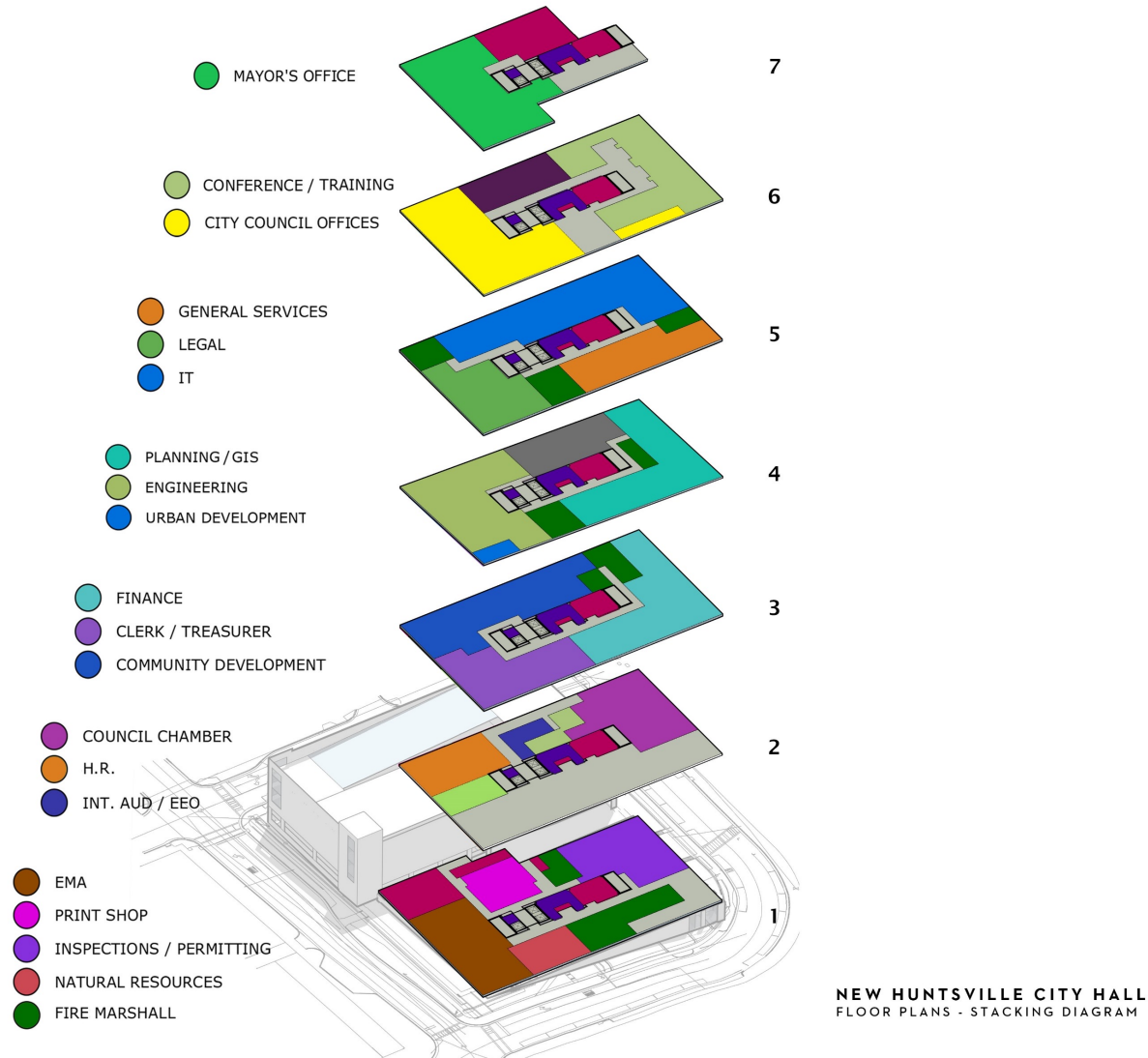


# ABOUT THE PROJECT



- **Demolition of the Existing Parking Deck**
- **Office Building**
  - 7 Levels
  - 170,000 SF
  - 365 Employees (+ Room for Growth)
- **Parking Deck**
  - 7 Levels
  - 568 Spaces

# ABOUT THE PROJECT



- Consolidation of City Departments & Functions
- Efficient & Accessible Floor Plan Design
- Sustainability & Maintainability
- Employee Amenities
- Technology
- Room for Future Growth
- Security
- Public Art



# ABOUT THE CONSTRUCTION CONTRACT

## Low Bidder – Turner Construction Company

### Contract Cost

- Office Tower \$ 62,041,166
- Parking Deck \$ 14,770,000
- Total Contract \$ 76,811,166

### Contract Time – 24 Months

- Municipal Parking Deck Closure – Jan. 3, 2022
- Notice to Proceed – mid-January 2022
- Substantial Completion/Occupancy – January 2024

# REVIEW – COST COMPARISON

- **FY21 Maintenance & Repair Costs**

• Administrative Building	\$ 207,216.86
• Public Services Building	\$ 122,259.72
• <u>Municipal Parking Deck</u>	<u>\$ 6,382.68*</u>
<b>Total Maintenance &amp; Repair Costs</b>	<b>\$ 335,859.26</b>

**FY21 Total Related Building Costs**

**\$1,029,020.98**

- **FY21 Utility Costs**

• Administrative Building	\$ 163,317.00
• Public Services Building	\$ 111,296.00
• <u>Municipal Parking Deck</u>	<u>\$ 49,527.00</u>
<b>Total Utility Costs</b>	<b>\$ 324,140.00</b>

- **FY21 Lease Costs**

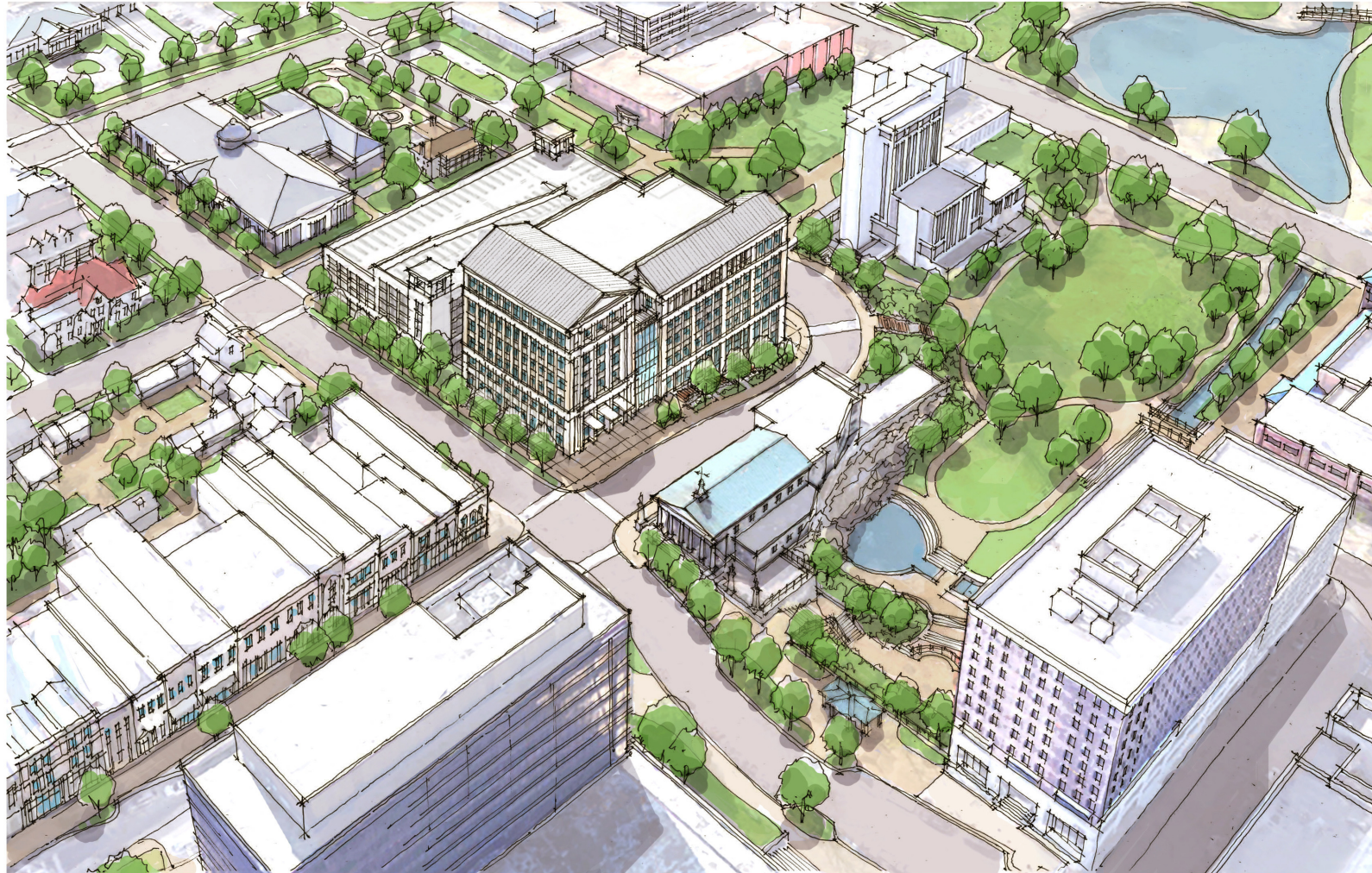
• Community Development – Yarbrough Building	\$ 142,767.00
• GIS Lease – Westside Square	\$ 114,246.72
• <u>ITS Lease – H.U. Building</u>	<u>\$ 112,008.00</u>
<b>Total Lease Costs</b>	<b>\$ 369,021.72</b>



## REVIEW – COST COMPARISON

	RENOVATION	BUILDING NEW
<b>City Hall</b>	\$ 42,530,000	\$ 62,041,166
<b>Public Services Building</b>	\$ 19,000,000	N/A
<b>Parking Deck – Demo/Rebuild</b>	\$ 16,000,000	\$ 14,770,000
<b>Building Maintenance Cost</b>	\$150,000+ / Year	\$100,000 / Year
<b>Lease Costs</b>	\$369,000+ / Year	Eliminated
<b>Utilities</b>	\$225,000+ / Year	\$175,000 / Year

# QUESTIONS?



**NEW HUNTSVILLE CITY HALL**  
BIRD'S-EYE VIEW