



City Hall Implementation Plan

Town Center



Economic Development Team
City Council Workshop – June 8, 2010

Overview of Presentation

- **Purpose**
- **Alternatives Analysis Workshop Recap**
- **Town Center Implementation Plan**
 - **Overview**
 - **Site/Building Concept Plans**
 - **Schedule & Timeline**
 - **Funding Sources & Plan**
- **Lessons Learned & Why Now**
- **Next Steps**



Purpose

- **Fulfill City Council Priority - City Hall Future Plan/Direction**
- **Next Step in Process**
 - **30,000 feet = City Hall Alternatives Analysis**
 - **10,000 feet = Today's Presentation**
 - **Site and Building Concept Plans**
 - **Schedule and Timing**
 - **Funding Sources and Plan**



Alternatives Recap

- **Evaluated Multiple Options and Consideration Factors**
- **Town Center Construction Option**
 - **Lowest Annual and Long-Term Costs**
 - **Excellent Location, Transportation Access, and Utility Access**
 - **Facility can be Designed for Function**
 - **Facility can be Sized Appropriately and Expanded as Needed**
 - **Optimizes Workflow and Customer Service**
 - **Positive Image and Permanent Location**
 - **Invests in our Downtown**
 - **Green Building Design, Reduces Long Term Maintenance Costs**



Overview

- **40,000 square feet City Hall**
 - **Includes City Council Chambers**
 - **Appropriately Sized for Current Operations**
 - **Ability for Future Expansions**
- **\$10,000,000 Estimated Cost**
 - **\$250 per square foot**
 - **Inclusive of Building, Site Work, Landscaping, and Furnishings (Green Certification)**
 - **No Land Costs**



Site/Building Concept Plans

- **Design Considerations**
 - **Town Center Architectural Guidelines**
 - **CRA Plan (Civic Architecture Guidelines)**
 - **Other City Buildings**
 - **Traditional Florida Small Town Character**
 - **Relationship with Public Space (Central Park)**
- **Starting Point ≠ Final Plans**
 - **Let's Start the Discussion!**



Concept Plan – Site



LEGEND:

-  BUILDINGS UNDER CONSTRUCTION
-  PROPOSED BUILDINGS
-  FUTURE BUILDINGS
-  SPECIALTY PAVING

KEY:

- ① CITY HALL PARKING
- ② FUTURE CITY HALL BUILDING
- ③ PROPOSED CITY HALL BUILDING
- ④ FUTURE CITY HALL BUILDING
- ⑤ PROPOSED BANK
- ⑥ MIXED USE BUILDINGS (UNDER CONSTRUCTION)
- ⑦ PROPOSED RESTAURANT
- ⑧ PROPOSED PEDESTRIAN BRIDGE WITH TRELLIS
- ⑨ PROPOSED RETAIL BUILDINGS
- ⑩ PUBLIC RESTROOMS
- ⑪ AMPHITHEATER
- ⑫ PROPOSED RETAIL BUILDINGS
- ⑬ PROPOSED MIXED USE BUILDING
- ⑭ PROPOSED MIXED USE BUILDINGS
- ⑮ LAKE WITH FOUNTAIN
- ⑯ PROPOSED RETAIL BUILDINGS
- ⑰ FUTURE THEATER AND RETAIL VILLAGE

Concept Plan - Site



Concept Plan - Elevation

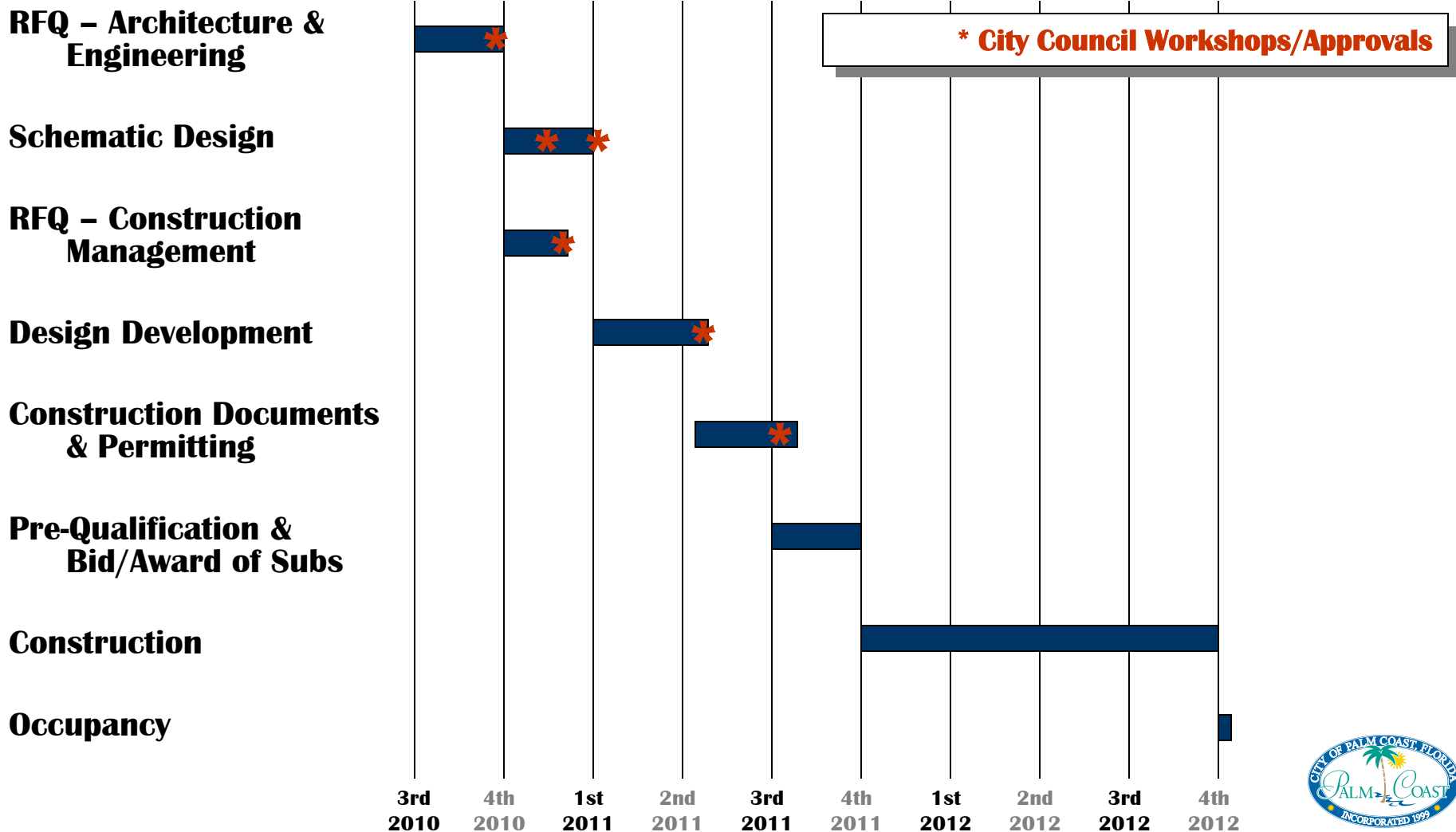


Schedule and Timing

- **Conservative Time Estimates**
- **Utilizes Construction Management (CM) at Risk Concept**
 - **Guaranteed Price Prior to Construction**
 - **Team Approach with City, Design Team, and CM Firm to Manage Costs**
 - **Value Engineering during Design**
 - **Maximum Participation of Local Sub-Contractors**
 - **Timely Project Completion**



Schedule and Timing



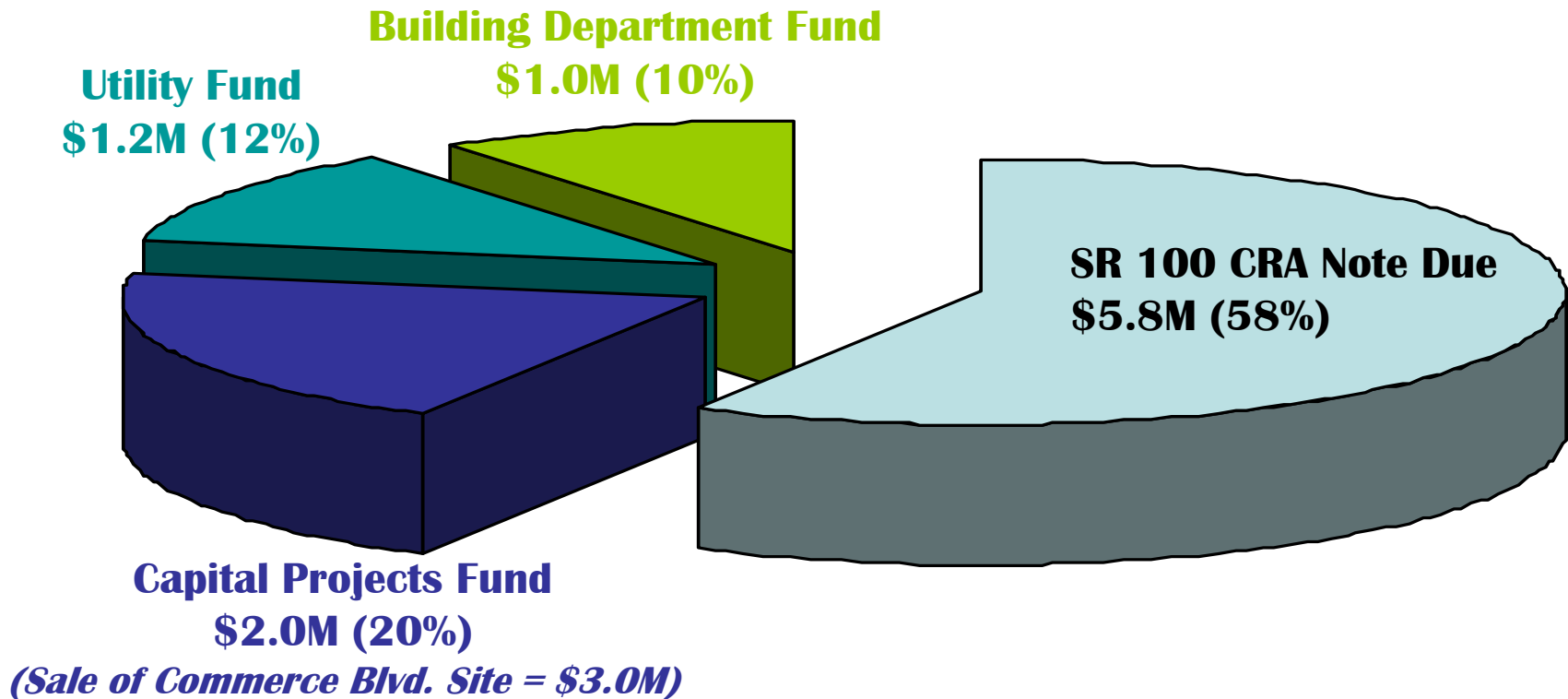
Schedule and Timing

Summary

- **Start Design 4th Quarter 2010**
- **Begin Construction 4th Quarter 2011**
- **Occupy 4th Quarter 2012**



Funding Sources and Plan



Funding Sources and Plan

- **FY 2010/2011 – Design & CM Phase**
 - **Estimated Cost = \$1,200,000**
 - **Fund Source = SR 100 CRA Note to General Fund**
- **FY 2011/2012 – Construction Phase**
 - **Estimated Cost = \$8,800,000**
 - **Fund Source = SR 100 CRA Note to General Fund, Capital Projects Fund, Utility Fund, Building Department Fund**



Lessons Learned

Current Proposal \neq 2005 Proposal

	2005	Now
Size	75,000 sq. ft.	40,000 sq. ft.
Cost	\$22,000,000	\$10,000,000
Funding	30-Year Bond Additional Tax Levy	No Additional Tax Levy

Why Now

- **Construction Jobs**
- **Lower Construction Costs**
- **Lower Long-Term Costs**
- **No Additional Tax Levy**
- **Invests in our Downtown**



Next Steps

- **Request for Qualifications (RFQ) for Architectural & Engineering Services**
- **Include in 2010/2011 Capital Improvement Program Budget**
- **Negotiate Lease Extension and/or Consider Short-Term Alternatives**
- **Conduct Community Outreach**



Lessons Learned

NICE DEVELOPMENT *TO* GREAT CITY

