

# *City Hall Renovation Update*

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July 1, 2025

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# STATUS OF KEY ITEMS

- ❖ Architectural & Engineering Design Contract
- ❖ Hope Windows Procurement
- ❖ Minorca Garage Buildout for Commission Offices
- ❖ Relocation of City Hall Administration
- ❖ Overall Schedule



# ARCHITECTURAL & ENGINEERING DESIGN CONTRACT

- A&E design will be done in one continuous phase, divided into two subphases, 1A and 1B.
- Phase 1A includes building assessment, recommendations report, schematic drawings and detailed cost estimate.
- Phase 1B includes design development drawings, construction documents, project specifications and permitting of all construction documents and construction administration.
- The City and RJ Heisenbottle Architects have completed negotiations for Phase 1A, and work is underway. Phase 1B will be negotiated once the full extent of the restoration work is established.

# HOPE WINDOWS PROCUREMENT

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- On June 12, 2025, the City Manager presented to the Historic Preservation Board (HPB) the Administration's recommendation to move forward with replacement of all the windows at City Hall and the Annex Building with the structural steel, impact and pressure resisting Hope Windows (HW).
- Staff is currently negotiating HW's latest cost proposal, based on the mock-up, currently on display at City Hall. The cost submitted is \$3.8M, which includes installation for all windows and doors at City Hall and the Annex Building.
- Delivery time is approximately 30 to 34 weeks after shop drawings are approved. Once final price is negotiated and approved, the City will authorize HW to proceed with the Annex Building scope, as all the windows and doors have been structurally reinforced.

# MINORCA GARAGE BUILDOUT FOR THE COMMISSION



- Gavarrete was deemed the responsive low bidder and bid waiver to award at the July 1<sup>st</sup> commission meeting.
- Schedule for the buildout is 4 months from Notice to Proceed to substantial completion.
- Expect to have the Commission relocated to Minorca by end of this calendar year.

# RELOCATION OF CITY HALL ADMINISTRATION

- The City is currently reviewing leasing options for relocation of the Administration.
- 2121 Ponce de Leon Boulevard (former location of Economic Development) has been selected. Two floors have been identified with sufficient square footage to accommodate, City Manager, City Attorney and City Clerk offices.
- Due to recent long-term lease with MDC Tax Collector's office at the former Passport Office, the revenue collected will offset leasing costs.
- Relocation expected to take place by end of this calendar year.



# OVERALL SCHEDULE

- City is currently preparing RFQ for Construction Manager at Risk. Intent is to have CMR under contract to work with design team to provide construction reviews and costs estimates as the work progresses.
- Secure Construction Permits = June 2026.
- Construction commencement = July 2026.
- Construction duration = 18 months.
- Project completion December = 2027.



*Thank you!*

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