HUNTSVILLE MUNICIPAL COMPLEX
STUDY and SELECTED SITE FOR
NEW HUNTSVILLE CITY HALL

Submitted by
GOODWYN MILLS CAWOOD

1.23.2018
EXECUTIVE SUMMARY

The current 8-story, 100,000-square-foot Huntsville City Hall building, finished in June of 1965, has been serving the City of Huntsville for over 50 years. As such, the building now has significant maintenance challenges, and the deteriorating condition of its exterior marble veneer and operating systems require that action to address these challenges be taken in the near future. Additionally, the existing building is not large enough to house many key departments of the city government, which are currently housed in off-site offices, creating additional operating expenses as well as inefficiencies. Given the inherent limitations in modifying the existing structure to meet the needs of the City’s municipal operations, and the significant scope and expense of repairing and updating the existing City Hall facility, the City selected Goodwyn, Mills and Cawood, Inc., in February of 2017 to provide a study for a new, larger and more efficient City Hall – one that would meet the current and future needs of the City and consolidate more of the City’s municipal departments together in one building.

Available sites considered for a new facility included the site of the current City Hall building along Big Spring Park; the site of the current Municipal Parking Garage adjacent to City Hall, bounded by Madison Street and Fountain Circle; and the site of the parking lot adjacent to the Huntsville Utilities building, at the corner of Clinton Avenue and Church Street. Of these three sites, one notable advantage of both the current City Hall and Parking Garage sites is a continued presence in the municipal and civic heart of the City, including proximity to Big Spring Park, which links the Madison County Courthouse, City Hall, Huntsville Museum of Art, and the Von Braun Center with a vibrant public green space. The site of the current Municipal Parking Garage was selected for particular study due to the relative ease of operational phasing, allowing the existing City Hall building to remain in uninterrupted operation during construction of a new City Hall facility across the street. The site is especially convenient for vehicular, public, and pedestrian transportation; and geotechnical exploration shows the parking garage site to be easily suitable to the erection of a multi-story office building. For all of these reasons, the Municipal Parking Garage site is shown as the proposed City Hall site in the recent City Master Plan completed by UDA of Pittsburgh, with the existing City Hall site selected for future commercial mixed-use development.

While the site selection process was underway, programming efforts for a new City Hall building were also started. A survey created by Goodwyn, Mills and Cawood for distribution to City department heads solicited feedback about optimum work spaces and environment, as well as future needs. Of particular interest for putting together a preliminary concept for the building was finding the most convenient location for services to the public, as well as the desired proximity of related departments for efficient operation and collaboration. Woven throughout is an emphasis on security – for the public, staff, and elected officials.

The proposed conceptual design shows a building that both embraces and expands Big Spring Park, replacing the east-west leg of Fountain Circle with a broad pedestrian plaza that cascades from the higher elevation of Madison Street to the lower elevation of the park, and placing public lobbies with connecting stairways overlooking it all. The exterior design focuses on making a contemporary statement for a forward-looking Huntsville, remaining both sleek and notably civic in appearance. Perhaps more important is the incorporation of public convenience into the design, with an adjacent parking garage connected to the building entrances with broad architectural canopies.

The plans, information and images that follow illustrate this initial study and design for a new City Hall for Huntsville and point the way forward to an exceptional, efficient and beautiful asset for the City and its citizens.
1. SITE INFORMATION
SECTION 1.

SITE INFORMATION

Site Survey -
Existing Municipal Complex Site
SITE INFORMATION

Site Survey - Municipal Parking Garage Site
2. SECTION

SITE SELECTION
SITE SELECTION

Site Analysis -
Surrounding Area
Zoning
Parking
Public Notable Buildings
SECTION 2.

SITE SELECTION

Site Analysis -
Existing Conditions
Topography
Public Transportation Access
SITE SELECTION

SITE OPTION 1 -
Existing Municipal Complex Site
Illustrative Site Plan
SITE SELECTION

SECTION 2.

SITE OPTION 1 -
Site Analysis Diagram
SITE SELECTION

SITE OPTION 2 - Municipal Parking Garage Site
Illustrative Site Plan
SITE SELECTION

SECTION 2.

SITE OPTION 2 - Site Analysis Diagram
SITE SELECTION

SITE OPTION 3 - Huntsville Utilities Parking Lot Site
2. SITE SELECTION

SITE OPTION 3 - Analysis Diagram
SECTION 3.

SELECTED SITE
MUNICIPAL PARKING GARAGE SITE (OPTION 2)
### Zoning

- C-3 General Business District
- Not within a Historic District Buffer Zone / does not abut residential properties
- No front, rear or side yard restrictions
- Build up to 100% of the total lot
- Building height unrestricted
- No off-street parking required

### Parking

**Existing parking facilities on-site:**

- **Municipal Garage A:** 512 total spaces
  - Garage A Users:
    - City Employees: There are 71 city employee cards assigned to Municipal Garage A.
    - This garage has approximately 200 spaces reserved for Circuit Court jurors.
    - The remainder of the garage (approximately 241 spaces) is used by the public, including 37 metered spaces.

- **On-street Parking:** There are approximately 42 on-street parking spaces surrounding Garage A, including 32 on Fountain Circle.

- **Surrounding Area City Garages:**
  - **Garage B:** 473 total spaces
    - Garage B Users:
      - City Employees: 64 city employee cards assigned to Garage B, many of whom have two cards: one for a personal vehicle, one for a city vehicle.
  - **Garage O:** 496 total spaces
    - Garage O Users:
      - City Employees: 71 city employee cards assigned to Garage O. Most are Community Development employees, many of whom have two cards: one for a personal vehicle, one for a city vehicle.
  - **Civic Center Garage:** 1175 total spaces
    - C.C. Garage Users:
      - Mostly event parking and long-term monthly parking

### Traffic

- **Traffic:**
  - There are transit bus stops at this block on Madison Street and Gates Avenue
  - Entrance to Garage A is from Gates Avenue. Exit is onto the north side of Fountain Circle.

**Parking considerations in the new design for Huntsville Municipal Complex:**

- Will a new parking structure need to accommodate parking for Circuit Court jurors? If not, where will they be accommodated?
- If the Community Development Department is relocated to the new facility, the 71 city employees cards currently reserved in Garage O should be accommodated in a new parking structure.
- A new parking structure will need two entrances/exits.

**Traffic considerations in the new design for Huntsville Municipal Complex:**

- If any public transit shelters are proposed, they should be located to avoid blocking visibility of motorists and cyclists.

**Parking/Traffic Considerations in the Option of Closing Fountain Circle:**

- No traffic concerns from a capacity standpoint if Fountain Circle closes, regarding redirection of traffic currently using Fountain Circle.
- Access to First Alabama Bank building and the parking lot behind it needs to be considered and addressed.
- Fountain Circle currently intersects Williams Avenue at its south end and creates an awkward, unsafe "jog" to Fountain Row. If Fountain Circle is closed all the way to Williams Avenue, the "jog" will be eliminated. If it is not closed in this section, it is recommended that when the Inspection Building is removed, Fountain Circle be realigned to line up with Fountain Row.
- If Fountain Circle is closed, could one of the required new parking garage access points be on Madison Avenue and one on Gates Avenue? One option is to put one access point on the southwest end of the garage onto Fountain Circle, with Fountain Circle closed north of this entrance/exit.
- Replacement of existing on-street parking if Fountain Circle closes.
### Program Questionnaire
Distributed to City Department Heads

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<tr>
<th>Question</th>
<th>Code</th>
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<tr>
<td>How many current employees are in your department? (by category- Exec, Admin, Manager etc)</td>
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<td>What growth factor would you project for the number of people that would be added (or reduced) to your department 5,10,15 years out? What type of personnel? (ie executive, field personnel, administrative, professional etc.)</td>
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<td>Would your growth require additional support services? (ie IT, Accounting, HR etc.)</td>
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<tr>
<td>What is the current ratio of private offices vs open office in your department. Do you see that changing in the future? Is collaborative space a desire for your department? How would you describe the current office environment</td>
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</tr>
<tr>
<td>What is the ideal size office? What is the ideal size work station?</td>
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</tr>
<tr>
<td>Can Executives or staff that travel routinely share or “Hotel Office”?</td>
<td>6.</td>
</tr>
<tr>
<td>How many conference rooms does your department need? Can you share with other departments? What are the ideal sizes? (number of seats).</td>
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<tr>
<td>Do you see the need for new and expanded Training and Conference Center Space?</td>
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</tr>
<tr>
<td>Would you utilize expanded Food Service, Fitness Rooms, Lounges etc?</td>
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</tr>
<tr>
<td>Are there other departments that are important for your group to be adjacent to? Key adjacencies?</td>
<td>10.</td>
</tr>
<tr>
<td>Is there currently adequate parking? Do you have any safety concerns?</td>
<td>11.</td>
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<tr>
<td>Would you utilize more outdoor park space?</td>
<td>12.</td>
</tr>
<tr>
<td>How is technology changing your space needs?</td>
<td>13.</td>
</tr>
<tr>
<td>How would you compare the Huntsville office space environment to other offices? Which other offices would you most like to emulate from an office environment standpoint?</td>
<td>14.</td>
</tr>
<tr>
<td>Do you feel connected to the rest of the City departments? What are some ideas for creating more opportunities for interaction between departments?</td>
<td>15.</td>
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<tr>
<td>Does the current office environment create any challenges for you? Recruiting, communication, layout, etc?</td>
<td>16.</td>
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<tr>
<td>If there was one thing you could change about the current office space, what would it be?</td>
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<tr>
<td>Is LEED and energy efficiency important to you?</td>
<td>18.</td>
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</table>
Huntsville Municipal Building Program prepared by GMC

### SECTION 4

#### PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building Program

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<th>AREA</th>
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<td>Adjacent to Council Chamber</td>
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<td>Shared between planning, engineering, general services etc on floor</td>
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<td>Outdoor Storage</td>
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<td>400.0</td>
<td>Shared between Engineering and Huntsville Sports Commission</td>
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| **CITY COUNCIL**              |       |         |     |      |       |
| **OFFICES**                   |       |         |     |      |       |
| Executive Private Offices     | 5     | 225.0   | 5.0 | 1,125.0 |       |
| Administrative Open Office    | 2     | 100.0   | 3.0 | 300.0 |       |
| City Council Chamber          | 6,200.0 | 1.0     | 1.0 | 6,200.0 |       |
| Conference Room               | 450.0 | 1.0     | 1.0 | 450.0 |       |
| **OFFICE SUPPORT**            |       |         |     |      |       |
| Reception/Waiting             | 500.0 | 1.0     | 1.0 | 500.0 |       |
| **NET CITY COUNCIL**          | 7     |         |     | 8,575.0 | NET SF |

<p>| <strong>ENGINEERING</strong>               |       |         |     |      |       |
| <strong>OFFICES</strong>                   |       |         |     |      |       |
| Executive Private Offices     | 4     | 144.0   | 4.0 | 576.0 |       |
| Financial Office - Private Office | 1 | 144.0 | 1.0 | 144.0 |       |
| Engineers - Private Office    | 8     | 144.0   | 10.0 | 1,440.0 |       |
| Inspectors - Open Office      | 10    | 100.0   | 13.0 | 1,300.0 |       |
| Surveyors - Open Office       | 2     | 100.0   | 2.0 | 200.0 |       |
| Real Estate Specialist        | 1     | 144.0   | 1.0 | 144.0 |       |
| Contracts/Procurement Personnel | 3 | 100.0 | 3.0 | 300.0 |       |
| Administrative                 | 4     | 100.0   | 4.0 | 400.0 |       |
| <strong>OFFICE SUPPORT</strong>            |       |         |     |      |       |
| Reception/Waiting             | 75.0  | 1.0     | 1.0 | 75.0 | shared by 5 depts. |
| Equipment Closet              | 100.0 | 1.0     | 1.0 | 100.0 | surveying equipment, climate controlled, shared by other depts. |
| <strong>NET ENGINEERING</strong>           | 33    |         |     | 4,679.0 | NET SF |</p>
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<td><strong>OFFICES</strong></td>
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<td>Reception/Waiting</td>
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## Program, Floor Plans, & Renderings

### New Huntsville Municipal Building Program

#### 4. Office Program

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<tr>
<th>Title</th>
<th>Staff SF</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
<th>Notes</th>
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<td>Conference</td>
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#### IT

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#### Office Support

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### Inspections, Permitting, Fire Marshal

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<th>SF Each</th>
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<th>Area</th>
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#### Office Support

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<th>Staff SF</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspection/conference/meeting room</td>
<td>100.0</td>
<td>1.0</td>
<td>100.0</td>
<td>200.0</td>
</tr>
<tr>
<td>File/storage</td>
<td>150.0</td>
<td>1.0</td>
<td>150.0</td>
<td>shared space</td>
</tr>
<tr>
<td><strong>NET INSPECTIONS</strong></td>
<td>31</td>
<td></td>
<td></td>
<td>3,771.0</td>
</tr>
</tbody>
</table>

### Natural Resources

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff SF</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Offices</td>
<td>2</td>
<td>120.0</td>
<td>3</td>
<td>360.0</td>
</tr>
<tr>
<td>Open Offices</td>
<td>5</td>
<td>75.0</td>
<td>6</td>
<td>450.0</td>
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</table>

#### Office Support

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff SF</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception/Waiting</td>
<td>100.0</td>
<td>1.0</td>
<td>100.0</td>
<td>2-4 people at waiting area (shares with inspection)</td>
</tr>
<tr>
<td><strong>NET NATURAL RESOURCES</strong></td>
<td>7</td>
<td></td>
<td></td>
<td>910.0</td>
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</table>

### Clerk Treasurer

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff SF</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
</tr>
</thead>
</table>

---

Huntsville Municipal Complex Study and Selected Site for New Huntsville City Hall

GMC

Page 3 OF 7 S:\2017 PROJECTS\ABHM170012 Huntsville City Hall Programming\PROGRAM\Huntsville City Hall Program 01.15.181/22/20183:05 PM
### Huntsville Municipal Building Program

**Office**

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Offices</td>
<td>4</td>
<td>144.0</td>
<td>4.0</td>
<td>576.0</td>
<td></td>
</tr>
<tr>
<td>Open Offices</td>
<td>10</td>
<td>100.0</td>
<td>12.0</td>
<td>1,200.0</td>
<td></td>
</tr>
<tr>
<td>Private Offices - Print Shop Manager</td>
<td>1</td>
<td>144.0</td>
<td>1.0</td>
<td>144.0</td>
<td></td>
</tr>
<tr>
<td>Open Offices - Print Shop</td>
<td>4</td>
<td>100.0</td>
<td>4.0</td>
<td>400.0</td>
<td></td>
</tr>
</tbody>
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**Office Support**

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception/Waiting</td>
<td>500.0</td>
<td>1.0</td>
<td>500.0</td>
<td></td>
<td>NET SF</td>
</tr>
<tr>
<td>Vault</td>
<td>300.0</td>
<td>1.0</td>
<td>300.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dedicated Workroom</td>
<td>350.0</td>
<td>1.0</td>
<td>350.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Conference</td>
<td>300.0</td>
<td>1.0</td>
<td>300.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NET Clerk/Treasurer</td>
<td>19</td>
<td></td>
<td>3,770.0</td>
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<td>NET SF</td>
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**Community Development**

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Offices</td>
<td>14</td>
<td>121.0</td>
<td>15.0</td>
<td>1,815.0</td>
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<tr>
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<td>11</td>
<td>64.0</td>
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**Office Support**

<table>
<thead>
<tr>
<th>Title</th>
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<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception/Waiting</td>
<td>75.0</td>
<td>1.0</td>
<td>75.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NET Community Development</td>
<td>25</td>
<td></td>
<td>2,722.0</td>
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<td>NET SF</td>
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**EMA**

<table>
<thead>
<tr>
<th>Title</th>
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<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Offices</td>
<td>4</td>
<td>144.0</td>
<td>4.0</td>
<td>576.0</td>
<td></td>
</tr>
<tr>
<td>Open Offices</td>
<td>3</td>
<td>100.0</td>
<td>4.0</td>
<td>400.0</td>
<td></td>
</tr>
<tr>
<td>Emergency Operations Center</td>
<td>3,000.0</td>
<td>1.0</td>
<td>3,000.0</td>
<td></td>
<td></td>
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</table>

**Office Support**

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>QTY</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception/Waiting</td>
<td>400.0</td>
<td>1.0</td>
<td>400.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bath Room</td>
<td>300.0</td>
<td>1.0</td>
<td>300.0</td>
<td></td>
<td>4-6 people; shower and toilet included</td>
</tr>
<tr>
<td>Workspace</td>
<td>250.0</td>
<td>1.0</td>
<td>250.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conference</td>
<td>350.0</td>
<td>1.0</td>
<td>350.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NET EMA</td>
<td>7</td>
<td></td>
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<td>NET SF</td>
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**PARK AND REC**

<table>
<thead>
<tr>
<th>Title</th>
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<th>SF Each</th>
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<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Offices</td>
<td>8</td>
<td>144.0</td>
<td>10.0</td>
<td>1,440.0</td>
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</tr>
<tr>
<td>Administrative Staff</td>
<td>5</td>
<td>100.0</td>
<td>6.0</td>
<td>600.0</td>
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<tr>
<td>Housing</td>
<td>1</td>
<td>100.0</td>
<td>1.0</td>
<td>100.0</td>
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</table>

---

**New Huntsville Municipal Building Program**

---

**SECTION 4.0**

**PROGRAM, FLOOR PLANS, & RENDERINGS**
### OfficE Support

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception/Waiting</td>
<td>400.0</td>
<td>1.0</td>
<td>1</td>
<td>400.0</td>
<td></td>
</tr>
<tr>
<td>Dedicated Conference room</td>
<td>325.0</td>
<td>2.0</td>
<td>1</td>
<td>650.0</td>
<td>10-Aug</td>
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<tr>
<td>Workroom</td>
<td>300.0</td>
<td>1.0</td>
<td>1</td>
<td>300.0</td>
<td></td>
</tr>
<tr>
<td>Climate controlled storage room</td>
<td>168.0</td>
<td>1.0</td>
<td>1</td>
<td>168.0</td>
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<tr>
<td><strong>NET PARK AND REC</strong></td>
<td>14</td>
<td></td>
<td></td>
<td>3,658.0</td>
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</table>

### Huntsville Sports Commissions

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Offices</td>
<td>2</td>
<td>100.0</td>
<td>3</td>
<td>300.0</td>
<td>same area as park and rec</td>
</tr>
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</table>

### General Services

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Offices</td>
<td>11</td>
<td>144.0</td>
<td>13</td>
<td>1,872.0</td>
<td></td>
</tr>
<tr>
<td>Open Offices</td>
<td>5</td>
<td>100.0</td>
<td>7</td>
<td>700.0</td>
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### Office Support

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<th>Title</th>
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<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception/Waiting</td>
<td>75.0</td>
<td>1.0</td>
<td>1</td>
<td>75.0</td>
<td></td>
</tr>
<tr>
<td>Small Conference</td>
<td>250.0</td>
<td>1.0</td>
<td>1</td>
<td>250.0</td>
<td></td>
</tr>
<tr>
<td>Dedicated Conference Room</td>
<td>350.0</td>
<td>1.0</td>
<td>1</td>
<td>350.0</td>
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</tr>
<tr>
<td><strong>NET GENERAL SERVICES</strong></td>
<td>16</td>
<td></td>
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</table>

### Urban Development

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Offices</td>
<td>2</td>
<td>121.0</td>
<td>2</td>
<td>242.0</td>
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</tr>
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</table>

### Office Support

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception/Waiting</td>
<td>75.0</td>
<td>1.0</td>
<td>1</td>
<td>75.0</td>
<td></td>
</tr>
<tr>
<td><strong>NET URBAN DEVELOPMENT</strong></td>
<td>2</td>
<td>317.0</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Mayor’s Suite

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayors Office</td>
<td>1,200.0</td>
<td>1.0</td>
<td>1,200.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayors Suite</td>
<td>1,000.0</td>
<td>1.0</td>
<td>1,000.0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SECTION 4.

PROGRAM,
FLOOR PLANS,
& RENDERINGS

New Huntsville Municipal Building Program

Private Offices
- 2 staff members
- 230.0 square feet each
- Total area: 460.0 square feet

OFFICE SUPPORT
- Reception/Waiting: 500.0 square feet
- Conference: 500.0 square feet
- Workroom: 400.0 square feet
- NET MAYORS SUITE: 4,060.0 square feet

CONFERENCE CENTER
- Multipurpose/Events: 4,000.0 square feet
- Large Conference: 4,500.0 square feet (divides into 4 spaces)
- Training: 3,500.0 square feet

OFFICE SUPPORT
- Breakroom/Kitchen: 1,000.0 square feet
- NET CONFERENCE CENTER: 13,000.0 square feet

BUILDING SERVICES/OFFICE CORE
- JANITOR: 600.0 square feet (includes main janitor at basement level)
- VENDING: 100.0 square feet
- ELEVATORS: 2,220.0 square feet
- ELEVATOR LOBBY: 1,200.0 square feet
- RESTROOMS: 3,200.0 square feet
- MECHANICAL/ELECTRICAL: 6,300.0 square feet
- TELECOMMUNICATIONS: 450.0 square feet
- DATA: 480.0 square feet
- STAIRS: 4,750.0 square feet
- NET BUILDING SERVICES: 19,400.0 square feet

TOTALS
- SHARED AREAS: 16,150.0 square feet
- CITY COUNCIL: 8,575.0 square feet
- ENGINEERING: 4,679.0 square feet
- HUMAN RESOURCES: 2,368.0 square feet
### Section 4.

**Program, Floor Plans, & Renderings**

New Huntsville Municipal Building Program

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**Huntsville Municipal Building Program prepared by GMC**

<table>
<thead>
<tr>
<th>Title</th>
<th>Staff</th>
<th>SF Each</th>
<th>Qty</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Resources</td>
<td>7</td>
<td>910.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clerk Treasurer</td>
<td>19</td>
<td>3,770.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Development</td>
<td>25</td>
<td>2,722.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EMA</td>
<td>7</td>
<td>5,276.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park and Rec</td>
<td>14</td>
<td>3,658.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Huntsville Sports Commission</td>
<td>2</td>
<td>300.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Services</td>
<td>16</td>
<td>3,247.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Development</td>
<td>2</td>
<td>317.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayor's Suite</td>
<td>2</td>
<td>4,060.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conference Center</td>
<td>0</td>
<td>13,000.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Services/Office Core</td>
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<td>19,400.0</td>
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<td></td>
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<tr>
<td><strong>Sub-Total</strong></td>
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<tr>
<td><strong>Net to Gross (+20%)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>22,511.6</strong></td>
</tr>
</tbody>
</table>

**Gross Area**

| **135,069.6** |

**Grand Total**

| **135,069.6** |
BUILDING CONCEPT SUMMARY

The new Huntsville City Hall concept is oriented to take advantage of views and access to Big Spring Park along the north edge of the building. Using the natural topography of the site, which falls from Madison Street down to the western leg of Fountain Circle, the building concept is designed around an upper, primary, street-level entry and a lower park-level entry, connected by an interior grand stair and a new exterior pedestrian plaza with steps, terraces and outdoor seating areas connecting Big Spring Park to Madison Street.

The Lower Level, or Basement Level, includes an entry Lobby for the departments of Inspections, Permitting, and Fire Marshall, allowing builders and other citizens in need of building plans review to conveniently access these departments in one place. The Basement Level also includes space for IT and Data, plus building support spaces as well as loading and service. The lower level of the adjacent Parking structure also provides a separate secure location for the Emergency Management Agency (EMA).

Level 1 is the main public-access street-level entry, and includes the City Council Chamber. A large Main Lobby serves as pre-function space for Council meetings and is convenient to an interior retail space for a coffee shop or similar amenity. This upper Lobby area connects to the lower Lobby of the Basement Level with a grand stair looking onto the new outdoor pedestrian plaza. The Human Resources department is also located on Level 1, adjacent to both the main Elevator Lobby and a separate secured-access City employee entrance.

Levels 2 and 3 are typical efficient office floors and home to somewhat lower-traffic City departments such as Planning, Engineering, General Services, Parks and Recreation, Finance, and Legal.

Level 4 features City Council offices with a dedicated lobby and reception area. This level also includes an employee Training Room as well as Conference Center that can be subdivided into smaller conference spaces, for use by all department staff. Also on Level 4 is a Multi-Purpose and Events space with views over Big Spring Park, that can be used for large City events as well as for potential rental and income opportunities.

Level 5 is the Mayor’s Suite, with dedicated lobby, reception, and conference space, as well as access to the Multi-Purpose/Events space below.
SECTION 4.

PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building
Floor Plans -
Level 1

Department Legend
- CATERING & CONFERENCE
- CIRCULATION
- CITY COUNCIL
- EQ EMP OFFICE
- HUMAN RESOURCES
- RESTROOMS
- RETAIL
- SUPPORT

TOTAL: 24,998 SQ FT

DRAWN BY:

HUNTSVILLE CITY HALL - PROGRAMMING
GMC # ABHM170012

LEVEL 1

2/22/2018 3:13:31 PM

SCALE: 1/16" = 1'-0"
New Huntsville Municipal Building
Floor Plans - Level 2

Department Legend
- CIRCULATION
- COMMUNITY DEVELOPMENT
- ENGINEERING
- GENERAL SERVICES
- PLANNING
- RESTROOMS
- SHARED
- SUPPORT
- URBAN DEVELOPMENT

TOTAL: 25,758 SQ FT
Huntsville Municipal Complex Study and Selected Site for New Huntsville City Hall

SECTION 4.

PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building
Floor Plans - Level 3

Department Legend
- CATERING & CONFERENCE
- CIRCULATION
- CLERK TREASURER
- FINANCE
- LEGAL
- PARKS & REC
- RESTROOMS
- SHARED
- SUPPORT

TOTAL: 25,728 SQ FT
4. SECTION

PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building
Floor Plans - Level 4

Department Legend
- CATERING & CONFERENCE
- CIRCULATION
- CITY COUNCIL
- COMMONS
- RESTROOMS
- SHARED
- SUPPORT
- TRAINING

TOTAL: 21,643 SQ FT

1/16" = 1'-0"
SECTION 4.

PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building
Floor Plans - Level 5

Department Legend
- CIRCULATION
- MAYOR'S SUITE
- RESTROOMS
- SUPPORT

TOTAL: 9968 SQ FT
### New Huntville Municipal Building Concept Budget

**City Hall Building**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>130,850 sf Tower + 6,260 sf EMA in new Parking Structure</td>
<td>137,110 sf total</td>
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</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>135,260 sf x $275-325/sf (building shell + interior fit-up + contingencies and fees)</td>
<td>$37,705,250 to $44,560,750</td>
</tr>
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</table>

**New Parking Structure**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 levels, 712 cars</td>
<td>$10,680,000 to $12,104,000</td>
</tr>
</tbody>
</table>

712 spaces x $15,000-$17,000 per car

**Total Proposed Budget**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$48,385,250 to $56,664,750</td>
</tr>
</tbody>
</table>
SECTION 4.

PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building Renderings - Aerial
4. SECTION

PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building Renderings - View from Big Spring Park
SECTION 4.

PROGRAM, FLOOR PLANS, & RENDERINGS

New Huntsville Municipal Building Renderings - View from Madison Street