CITY OF HUNTSVILLE

NEW CITY HALL SITE
SITE SELECTION CRITERIA

- Close proximity to Courthouse Square; the historic center of the City.
- Close connection to and views of Big Spring Park; key cultural area.
- Integrated with current downtown parking capacity strategies.
- Supportive of goals and concepts outlined in the Council-approved Downtown Master Plan.
- Consider constructability conditions and anticipated costs.
SITE SELECTION

- Recommended - Site #1 (corner of Jefferson and Fountain Circle)
  - Connected to Courthouse Square.
  - Prominent, visible site; retains City Hall at the municipal/civic heart of the City.
  - Overlooks Big Spring Park.
  - City controls site.
  - Existing parking garage would be addressed.
  - Terrain allows for more customer-friendly access.
  - GeoTech study indicates it will be least expensive site.
  - Site is suitable for a multi-story office building.
  - Coincides with Council approved Downtown Master Plan.
Researched - Site #2 (Annex Site)

- Prominent, visible site; retains City Hall at the municipal/civic heart of the City.
- Overlooks Big Spring Park.
- City controls site.
- Does not address Municipal Parking Deck.
- Moderately sloping site. (22’ drop from Fountain to Church)
- Shallow bedrock beneath existing grade. (Annex demo)
- Church Street building access = rock excavation. $$$
Researched - Site #3 (corner of Church St. and Clinton Ave.)

- No connection to Courthouse Square.
- Prominent, visible site; disconnected from the municipal/civic heart of the City.
- GeoTech study indicates it will require deep foundations. $$$
- Does not connect to Big Spring Park.
- Huntsville Utilities controls site.
- Does not address Municipal Parking Deck.
Parking Deck has exceeded its useful life.

Several remedial repairs over the years – the latest completed in 2012.

2017 Structural Assessment showed structural deterioration and/or damages.
- 15% of columns, 10% of beams/joists, 5% of slab panels

Existing structure is adequate with respect to vertical loads.

Existing structure would not be adequate with respect to today’s designed horizontal loads. (wind & seismic)

Electrical system is outdated and needs to be replaced.

Elevator system needs to be replaced.

Stairwells and Drainage systems need to be addressed.
Complete Phase I (Requirements Analysis): 2nd Qtr 2018

- Complete Phase II (Schematic Design): 2nd Qtr 2019
- Council Consider Architectural Contract: 3rd Qtr 2019
- Construction Documents Complete: 3rd Qtr 2020
- Bid Construction: 3rd Qtr 2020
- Council Consider Construction Contract: 4th Qtr 2020
- Construction Period: 18 Months – Complete 2nd Qtr 2022
CITY OF HUNTSVILLE
NEW CITY HALL
CURRENT DESIGN CONTRACT
CURRENT DESIGN CONTRACT

- Architectural Design Contract with Goodwyn Mills Cawood Approved by Council March 9th, 2017
- Design Contract Includes Preliminary Design Services
  - Phase 1
    - Programming Services/Conceptual Design – Completed
  - Phase 2
    - Schematic Design Services - Underway
ABOUT GOODWYN MILLS CAWOOD

- Firm Established in 1947
- 16 Offices Throughout Southeast: Alabama, Georgia, Florida, Tennessee & South Carolina
- 350+ Employees
- Services Offered: Architecture, Electrical, Engineering, Environmental, Geotechnical, Interior Design, Landscape, Planning, Surveying and Transportation
- Local Office in Huntsville
Von Braun Complex (MDA) – Redstone Arsenal, AL (230,000 SF)
Bridge Street Town Centre – Huntsville, AL (80 Acres)
UAH Wellness Center – Huntsville, AL (71,000 SF)
Lockheed Martin Building 401 Ren. – Huntsville, AL (50,000 SF)
Courthouse Square Renovations – Huntsville, AL (4 Acres)
Robotics Training Facility & Tech. Park – Decatur, AL (68,000 SF)
Guntersville State Park Lodge – Guntersville, AL (132,000 SF)
Marriott Shoals Hotel & Conference Center – Florence, AL (116,000 SF)
GMC – HUNTSVILLE AREA PROJECTS

Robotics Training Facility & Tech. Park

Von Braun Complex (MDA)
GMC – HUNTSVILLE AREA PROJECTS

Courthouse Square Renovations

UAH Wellness Center
GMC – REGIONAL PROJECTS

- Former Colonial BancGroup HQ – Montgomery, AL (216,000 SF)
- Edward Via College of Osteopathic Medicine – Auburn, AL (100,000 SF)
- Renaissance Hotel & Convention Center – Montgomery, AL (945,000 SF)
- Clemson University Football Operations Facility – Clemson, SC (145,000 SF)
- UAB New Student Residence Hall – Birmingham, AL (215,000 SF)
- Wind Creek Casino Hotel & Spa – Atmore, AL (380,000 SF)
- Trojan Arena, Troy University – Troy, AL (150,000 SF)
GMC — REGIONAL PROJECTS

Former Colonial BancGroup HQ

Edward Via College of Osteopathic Medicine
GMC — REGIONAL PROJECTS

Renaissance Hotel & Convention Center

UAB New Student Residence Hall
GMC — REGIONAL PROJECTS

Clemson University Football Operations Facility

Trojan Arena
WHAT CHANGING ARCHITECTURE FIRMS WOULD MEAN

- Similar Cost - Design fees are set by State Fee Schedule
- Additional Time – Bringing a new firm up to speed