



# CLEARWATER CITY HALL CONCEPTUAL DESIGN OPTIONS

June 12, 2023

### **Innovative Customer and Office Experience**

#### **Lobby as a Public Space:**

#### **Public Interaction**

- Chamber
- Pre-Function Room / Workshop / Event Space
- Cafe
- Galleries / Exhibits / Public Art

#### **Public Interface**

#### **Department / Public Interaction**

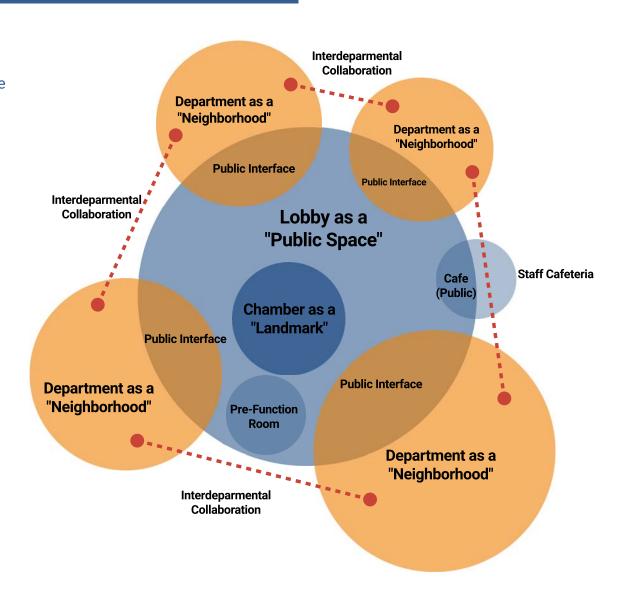
- Reception
- Conference rooms
- Studios

#### **Departments as a Neighborhood** Specific to Department

- Offices
- · Open Offices
- Storage
- Specific department needs

## **Interdepartmental Collaboration** *Interaction between Departments*

- · Conference rooms
- Studios
- Printing Stations
- · Virtual booths
- Break rooms



### CONCEPTUAL SITE PLAN

### **OPTION 1: MSB Addition**

**Total GSF:** 101,450 SF

Existing GSF: 66,063 SF Addition: 35,387 SF













OVERALL SITE VIEW







PUBLIC PLAZA VIEW

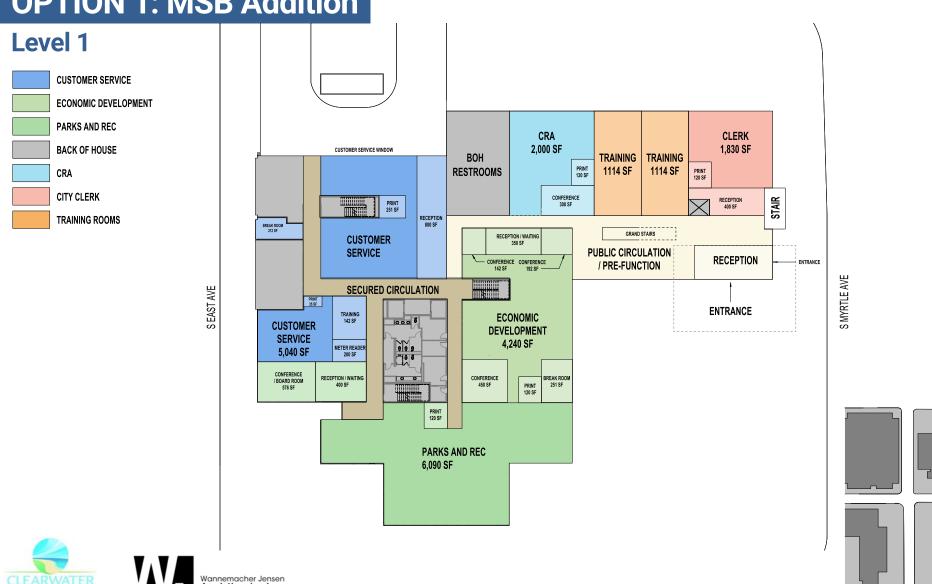






MYRTLE AVENUE VIEW

### CONCEPTUAL FLOOR PLAN







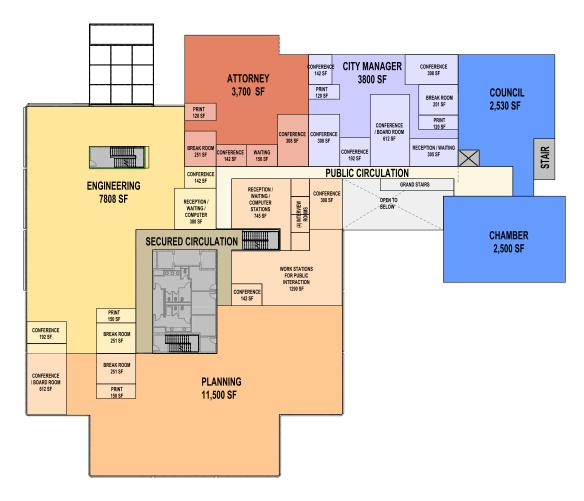


LEVEL 1 - LOBBY

### CONCEPTUAL FLOOR PLAN

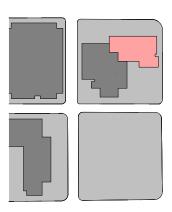
### **OPTION 1: MSB Addition**







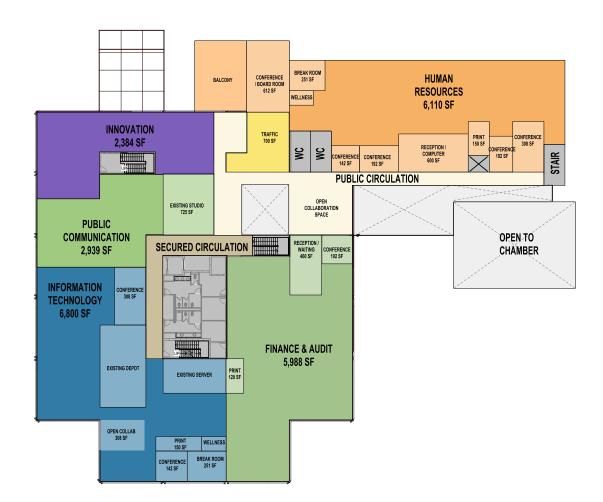




### CONCEPTUAL FLOOR PLAN

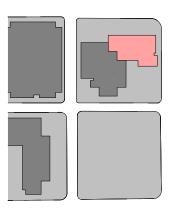
### **OPTION 1: MSB Addition**





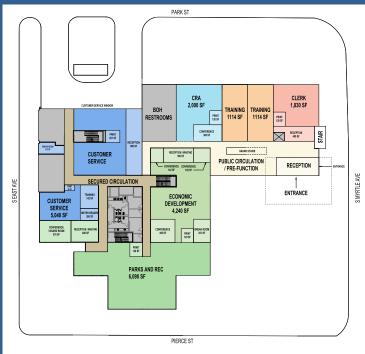


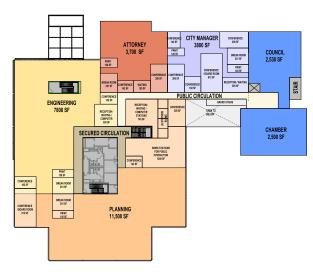




#### CONCEPTUAL FLOOR PLANS

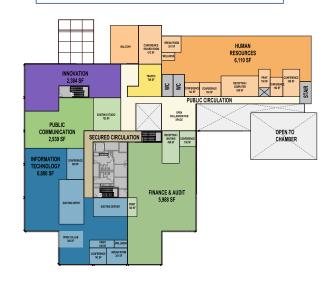
### **OPTION 1: MSB Addition**





**Total GSF:** 101,450 SF

Existing GSF: 66,063 SF Addition: 35,387 SF



#### Level 1



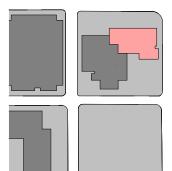




#### Level 2













MYRTLE AVENUE

### OPINION OF COST

	Square						
	Footage	\$/ur	nit		Cost	COMMENTS	
New building							
Building construction	35,387	\$	625	\$	22,116,875	Includes sitework, FF&E, General Conditions and Overhead	
Owner's contingency		2.0%	)	\$	442,338		
GC contingency		2.0%	)	\$	442,338		
Escalation		7.0%	· )	\$	1,548,181		
Subtotal				\$	24,549,731		
Soft Costs		8%		\$	1,963,979	Architect fees, CM Pre-Construction fees, Etc. Does not include City's	
						fees.	
Moving Utilities Underground				\$	350,000		
Total of New Building				\$	26,863,710		
Renovation of Existing building							
						Includes Interior Renovation of office spaces. Does not include	
Interior Office Renovation	66,063	\$	160	•		existing restrooms, stairs and elevators.	
Exterior renovation				\$	2,640,000		
Owner's contingency		2.0%		\$	264,202		
GC contingency		2.0%		\$	264,202		
Escalation		10.59	%	\$	1,387,058		
Subtotal				\$	15,125,542		
Soft Costs		8%		\$	1,210,043	Architect fees, CM Pre-Construction fees, Etc. Does not include City's	
						fees.	
Total of Renovation				\$	16,335,585		
Total				\$	43,199,295		





### CONCEPTUAL SITE PLAN

## OPTION 2: Stand Alone City Hall

**Total GSF:** 41,679SF













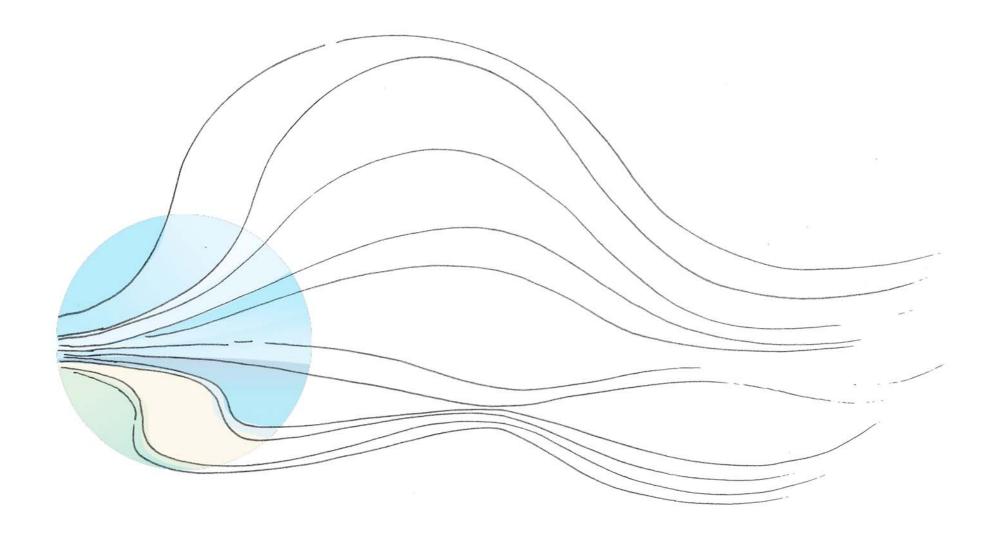
OVERALL SITE VIEW







PUBLIC PLAZA VIEW







SCREEN CONCEPT







PUBLIC PLAZA ENTRANCE



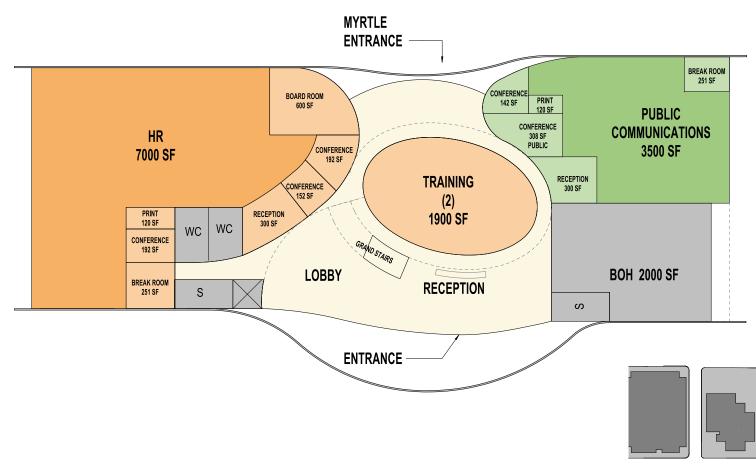




MYRTLE AVENUE VIEW

## **OPTION 2: Stand Alone City Hall**











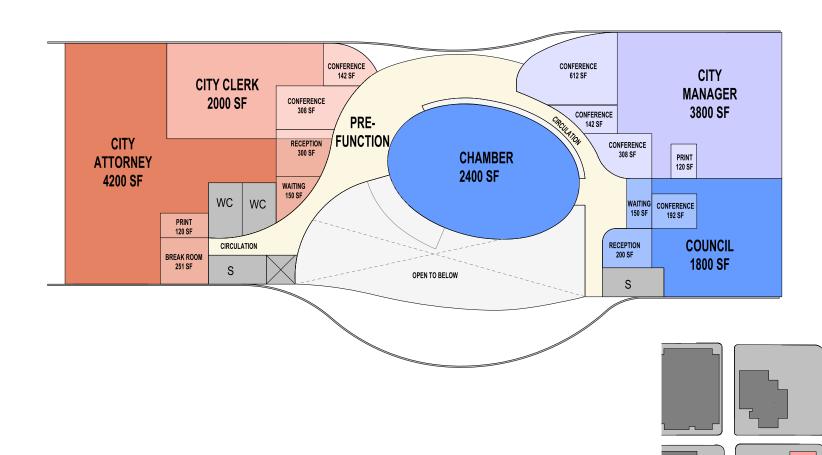




LEVEL 1 - LOBBY

## **OPTION 2: Stand Alone City Hall**



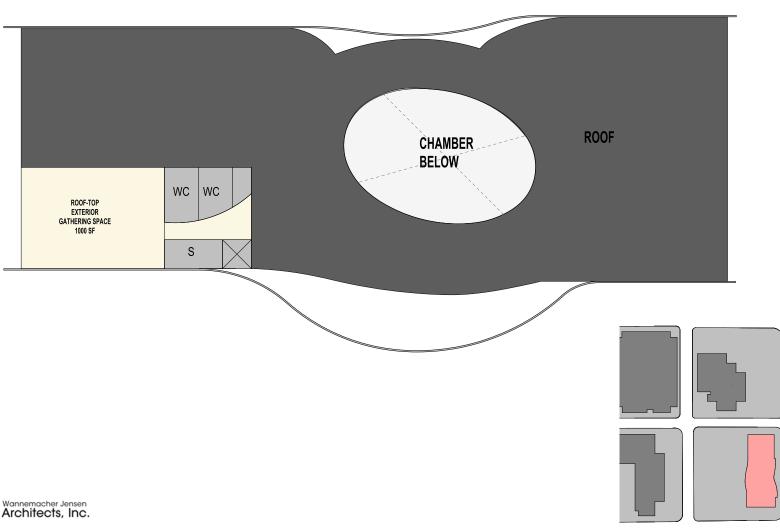






## **OPTION 2: Stand Alone City Hall**



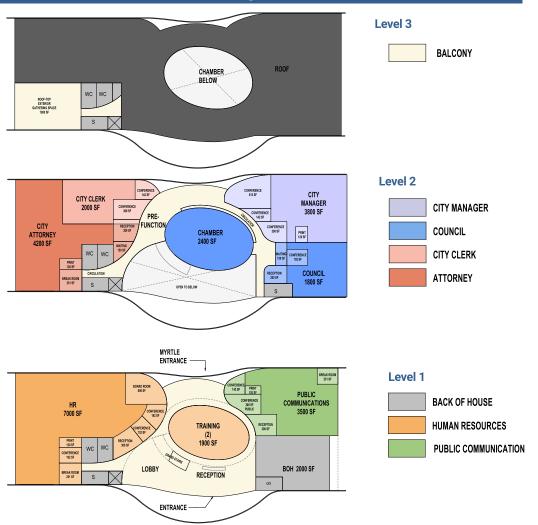






### CONCEPTUAL FLOOR PLANS

## **OPTION 2: Stand Alone City Hall**

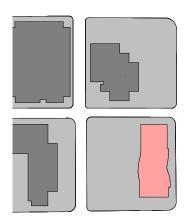


**OVERALL BUILDING SIZE:** 

Total GSF: 41,679 SF













PUBLIC PLAZA ENTRANCE

### OPINION OF COST

	Square				
	Footage	\$/un	it	Cost	COMMENTS
New building					
Building construction	41,679	\$	625	\$ 26,049,375	Includes sitework, FF&E, General Conditions and Overhead
Owner's contingency		2.0%		\$ 520,988	
GC contingency		2.0%		\$ 520,988	
Escalation		7.0%		\$ 1,823,456	
Subtotal				\$ 28,914,806	
Soft Costs		8%		\$ 2,313,185	Architect fees, CM Pre-Construction fees, Etc. Does not include City
					fees.
Moving Utilities Underground				\$ 350,000	
Total of New Building				\$ 31,577,991	
Renovation of Existing building					
					Includes Interior Renovation of office spaces. Does not include
Interior Office Renovation	66,063	\$	160	\$ 10,570,080	exterior work.
Owner's contingency		2.0%		\$ 211,402	
GC contingency		2.0%		\$ 211,402	
Escalation		12.5%	6	\$ 1,321,260	
Subtotal				\$ 12,314,143	
Soft Costs		8%		\$ 985,131	Architect fees, CM Pre-Construction fees, Etc. Does not include City
					fees.
Total of Renovation				\$ 13,299,275	
Total				\$ 44,877,265	





### **MSB - Relocating Departments**







Level 3: Public Communication 1,773 SF

#### **Departments to vacate:**

HR 3,829 SF Public Communication 1,773 SF

**TOTAL SF** 

AVAILABLE: 5,602 SF

#### **Departments to move in:**

Innovation 2,694 SF CRA 1,901 SF Economic Development 4,508 SF

**TOTAL SF** 

**NEEDED:** 9,103 SF

DEFICIT: 3,501 SF





CONCEPTUAL SITE PLAN

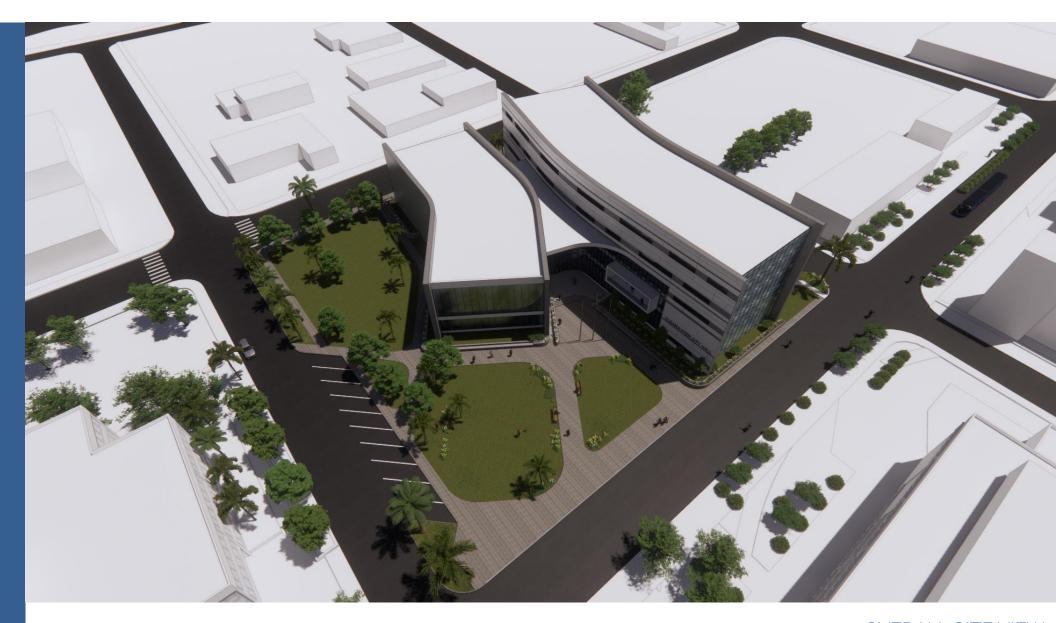
## OPTION 3: Stand Alone Civic Center MSB & City Hall

**Total GSF:** 103,633 SF













OVERALL SITE VIEW







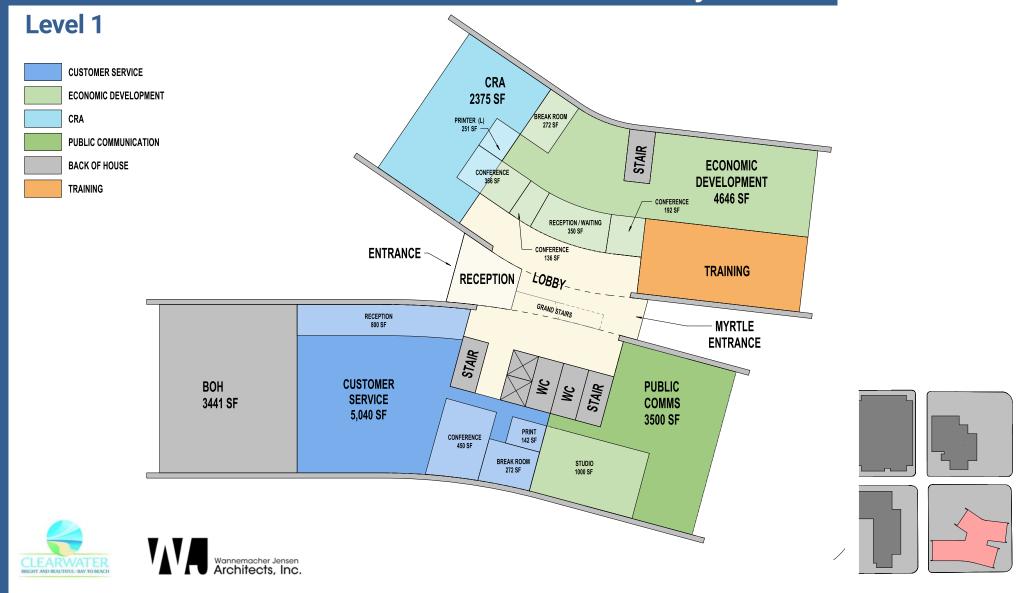
PUBLIC PLAZA VIEW

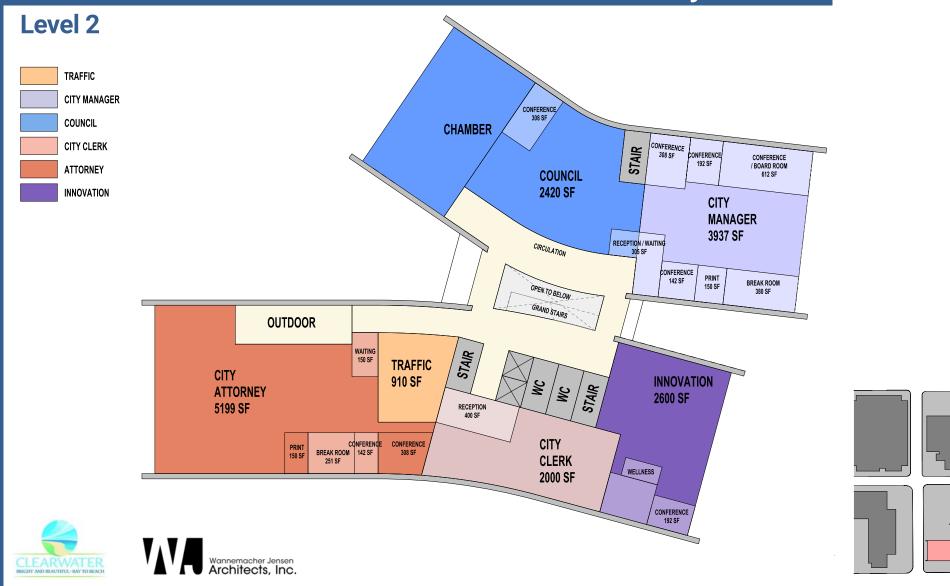


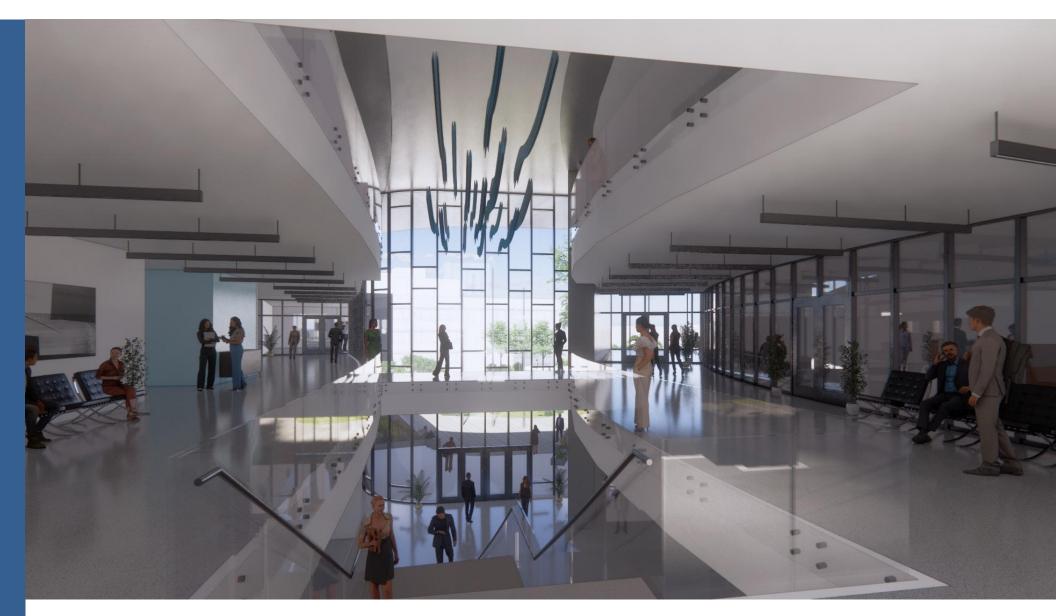




MYRTLE AVENUE VIEW



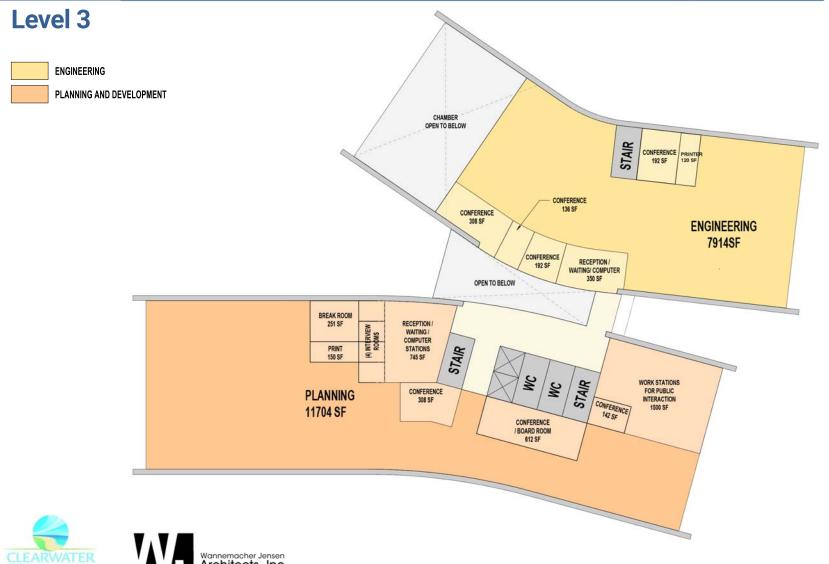


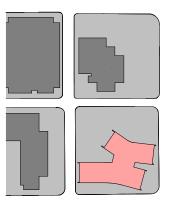






LEVEL 2 - LOBBY







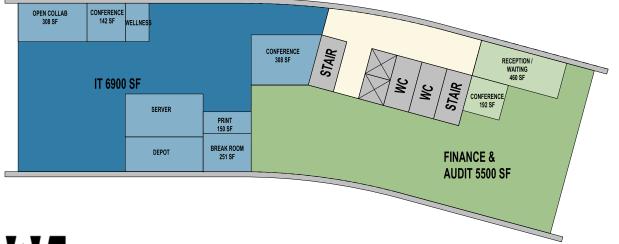


### CONCEPTUAL FLOOR PLAN

## **OPTION 3: Stand Alone Civic Center - MSB & City Hall**

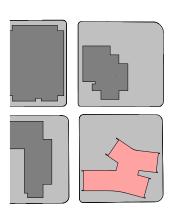








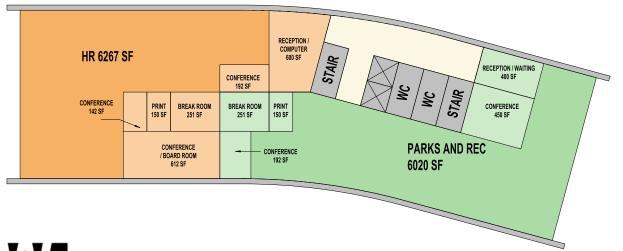




### CONCEPTUAL FLOOR PLAN

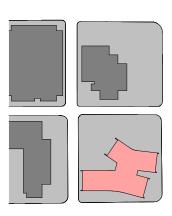
## **OPTION 3: Stand Alone Civic Center - MSB & City Hall**









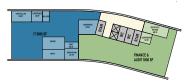


## **OPTION 3: Stand Alone Civic Center - MSB & City Hall**











#### Level 1



#### Level 2



#### Level 3



#### Level 4



#### Level5

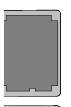


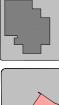
#### **OVERALL BUILDING SIZE:**

Total GSF: 103,633 SF



















PUBLIC PLAZA ENTRY

### OPINION OF COST

	Square						
	Footage	\$/unit	t		Cost	COMMENTS	
Name building							
New building							
Building construction	103,633	\$ 6	625	\$	64,770,625	Includes sitework, FF&E, General Conditions and Overhead	
Owner's contingency		2.0%		\$	1,295,413		
GC contingency		2.0%		\$	1,295,413		
Escalation		4.5%		\$	2,914,678		
Subtotal				\$	70,276,128		
Soft Costs		8%		\$	5,622,090	Architect fees, CM Pre-Construction fees, Etc. Does not include City's fees.	
Moving Utilities Undergrou	nd			\$	350,000		
Total				\$	76,248,218		





### **CONCEPTUAL DESIGN OPTIONS COMPARISON**

OPTION 1: MSB Addition 3-Story building addition.



Size Total GSF:	101,450 SF
Addition: Existing:	
Cost New Construction: *Includes Site Work	\$26,863,710
MSB Renovation:  **Interior & Exterior Renovation.	\$16,335,585
Total Cost:  ***Includes Renovation of MSB.	\$43,199,295

OPTION 2: Stand Alone - City Hall 2-Story Building with a terrace on Level 3



Size Total GSF:	109,742 SF
New Building: Existing MSB:	41,679 SF 66,063 SF
Cost New Construction: * Includes Site Work.	\$31,577,991
MSB Renovation: **Interior Renovation.	\$13,299,275
Total Cost:  ***Includes Renovation of MSB.	\$44,877,265

OPTION 3: Stand Alone Civic Center - MSB & City Hall 5-Story Building



Size			
<b>Total GSF:</b>	,,	103,633	SF

Cost
Total Cost: \$76,248,218
\* Includes Site Work.

\*\*\*Does NOT include Renovation of MSB.



