

**Potential Hickory St. Parking Deck
and
Potential E. Broad St./ Hickory St.
Judicial Center Site**

**Mayor & Commission Work Session
October 12, 2021**

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Purpose

**As a follow-up to last month's Work Session, provide
Additional Information regarding:**

- **The potential Hickory Street Parking Deck, and**
- **The potential E. Broad St./ Hickory St. Judicial Center Site**

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Potential Hickory Street Parking Deck

- 800 Space Deck could be jointly developed
 - The Classic Center Authority: 300 spaces
 - Athens-Clarke County Gov.: 500 Spaces
- Estimated Cost: \$22M to \$24M (plus other potential upgrades)
- Initial Costs: \$425,000 (Incl: Area Master Plan Update, Surveying, Geotechnical Investigation, Prel. Engineering, Project Management & Contingency)
- Complete Deck by Oct. 2023 to align with Classic Ctr. Arena Opening



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Potential Hickory Street Parking Deck & Judicial Center Site

Opportunities for:

- Coordination between projects and shared uses
- Creative & Design Collaboration
- Efficiencies and Economies
- Sustainability



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Judicial Center Site Analysis

(from Previous Study by Silling Architects)



1 Looking North Along Hickory Street



2 Looking South Along Hickory Street



3 Looking East Along East Broad Street



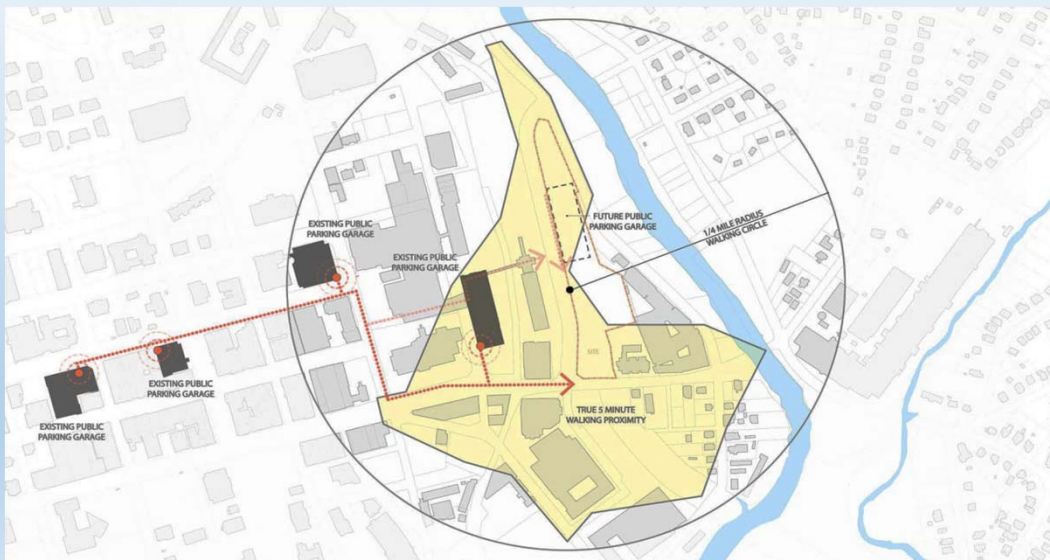
4 Looking Northwest At The Intersection of Hickory and East Broad Streets



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Judicial Center Site Analysis

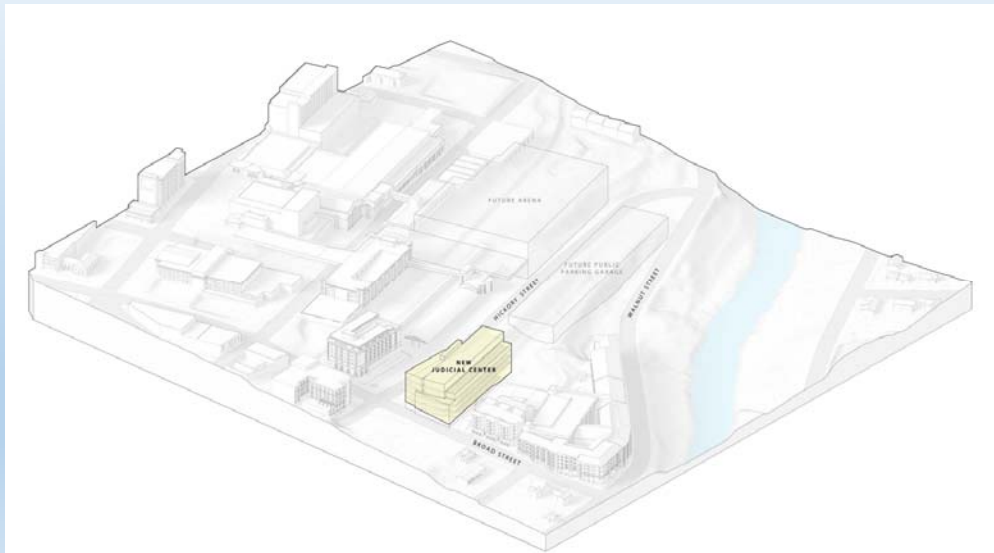
(from Previous Study by Silling Architects)



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Judicial Site Analysis

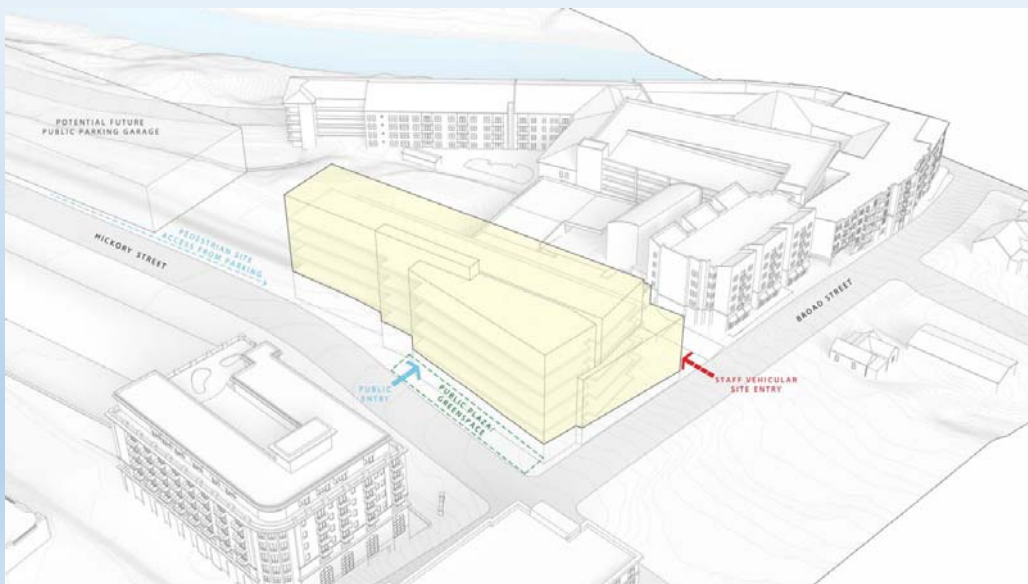
(from Previous Study by Silling Architects)



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Judicial Center Site Analysis

(from Previous Study by Silling Architects)



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Judicial Center Project Budget History (Abbreviated)

1. Nov. 2018, ACCGov Staff Recommended Budget:
 - Judicial Center @ \$71.6M
 - Parking Deck @ \$11.4M
 - Courthouse Renovation @ \$9.4M
 - **Total = \$92.4M**

2. April 2019, Commission Defined Option Approved, (Combined into 1 Project, "Facilities Space Modernization"):
 - Judicial Center w/surface parking @ \$72.6M
 - Parking Deck @ \$0M (no funding included)
 - Courthouse Renovation @ \$9.4M
 - **Total = \$82M** (deleted funds for Land Acquisition)

3. Aug. 2019, M&C Reduce "Facilities Space Modernization" Project Budget by 5% from **\$82M** to **\$77.9M**.

4. Nov. 2019, Athens-Clarke Co. voters approve SPLOST 2020 Referendum which includes the "Facilities Space Modernization" Project at **\$77.9M**.

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Reasons for M&C Identifying E. Broad St./ Hickory St. location as Leading Candidate Site for new Judicial Center:

- The longer it takes to begin construction, the more chance that construction materials and/or labor costs will increase.
- Budget was reduced during the SPLOST 2020 Planning Stage in 2019.
- ACCGov owns the Hickory St. Property.
- The sooner the Judicial Center is completed, the sooner the existing Courthouse can be renovated and populated with ACCGov staff that are presently located in a multitude of satellite offices.
- Those satellite facilities will continue to degrade which means higher associated maintenance and energy costs.
- Would allow for coordination of the Judicial Center design with the construction of the Classic Center Arena and the Parking Deck (stormwater, utilities, traffic, parking, etc.).

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Next Steps

☐ **November 2, 2021, M&C Consider:**

- Formally Identify E. Broad St./ Hickory St. location as leading Candidate Site for the Judicial Ctr. (w/ additional site evaluation to follow).
- Approving Only Planning & Preliminary Engineering for Hickory St. Parking Deck at a Not to Exceed Fee of \$425,000.

	(CC share)	(ACCGov share)
Design, Eng. and Master Plan Update (P+W/Smallwood)	\$105,000	\$170,000
Testing, Surveying, Geotechnical Investigations	\$28,000	\$47,000
Project Management (Jacobs/IMPACT)	\$22,500	\$37,500
Contingency	<u>\$5,500</u>	<u>\$9,500</u>
Total:	\$161,000	\$264,000

☐ **Spring 2022, M&C Consider**

- Parking Deck Construction Funding Partnership and Continuation of Design
- Potentially Select Judicial Center Site

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Questions?

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