

# CITY OF SAVANNAH CAPITAL PROJECTS UPDATE

CITY COUNCIL WORKSHOP  
JUNE 8, 2023



# CAPITAL PROJECT

- **A capital project is a long-term capital-intensive investment project with a purpose to build upon, add to, or improve a capital asset.**
- **A capital project can be new construction, renovation, or a replacement project for an existing facility or facilities.**
- **Project costs can include the cost of land, planning, engineering, architecture, construction, and other services needed to complete the project.**



Hudson Hill Community Center

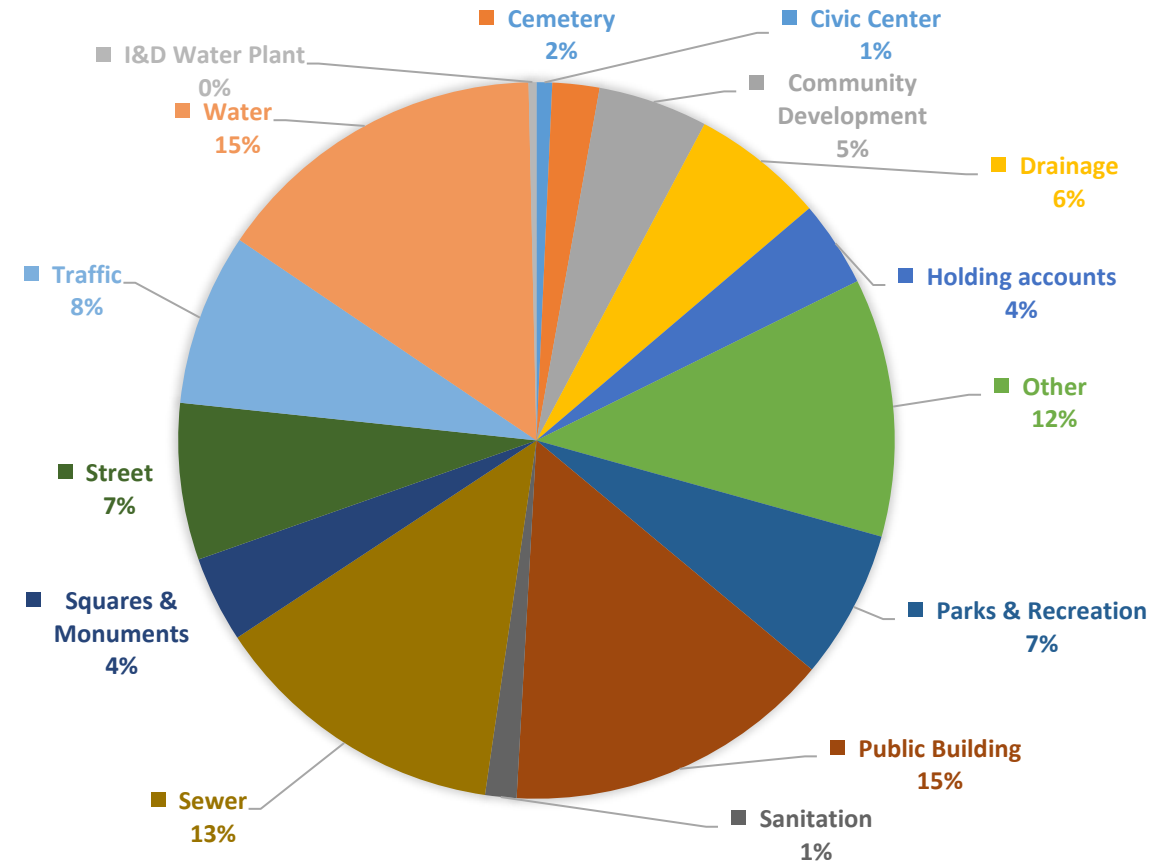


# CAPITAL IMPROVEMENT PROGRAM OVERVIEW – Q1 2023

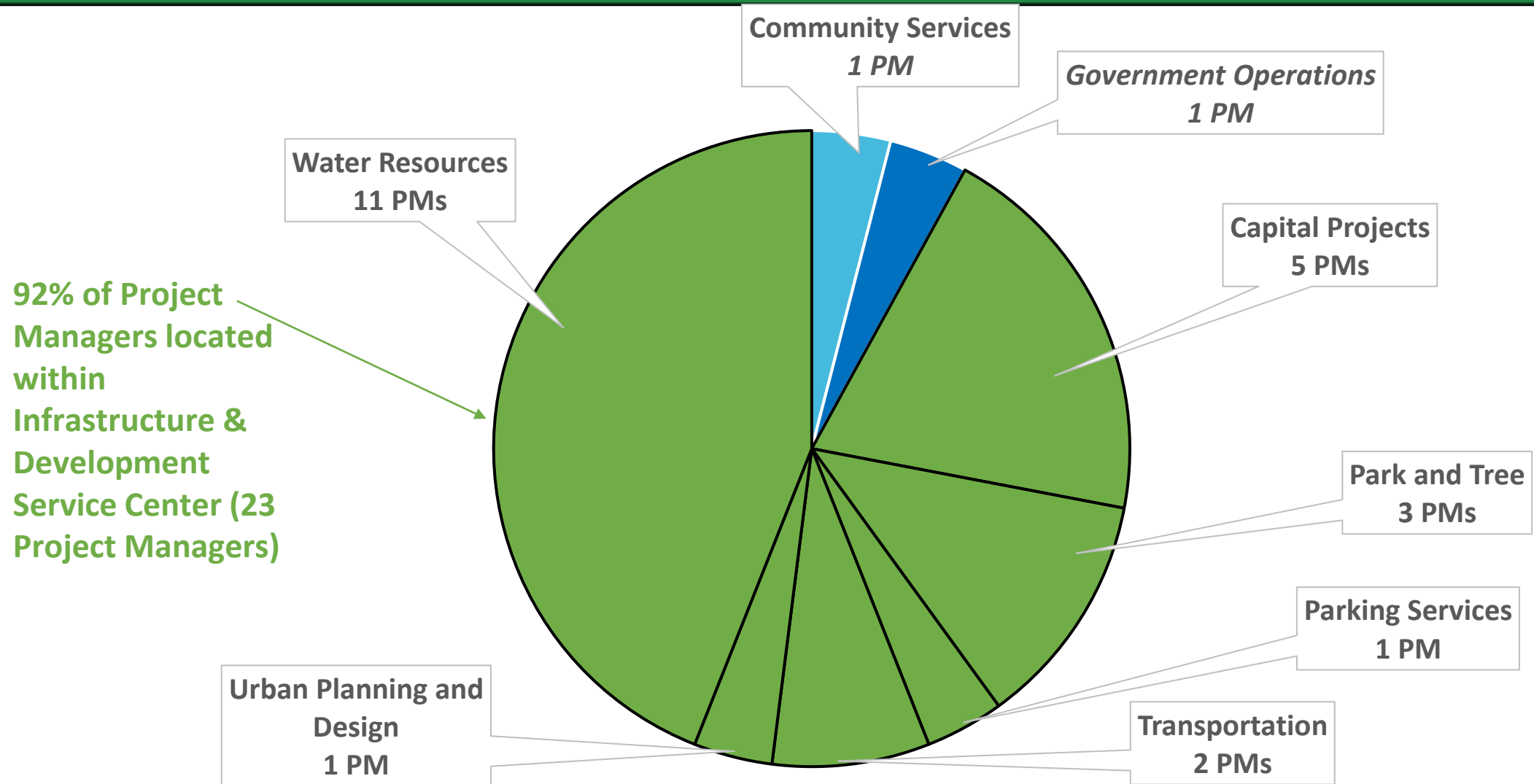
288 Total Projects **Citywide**

25 Project Managers **Citywide**

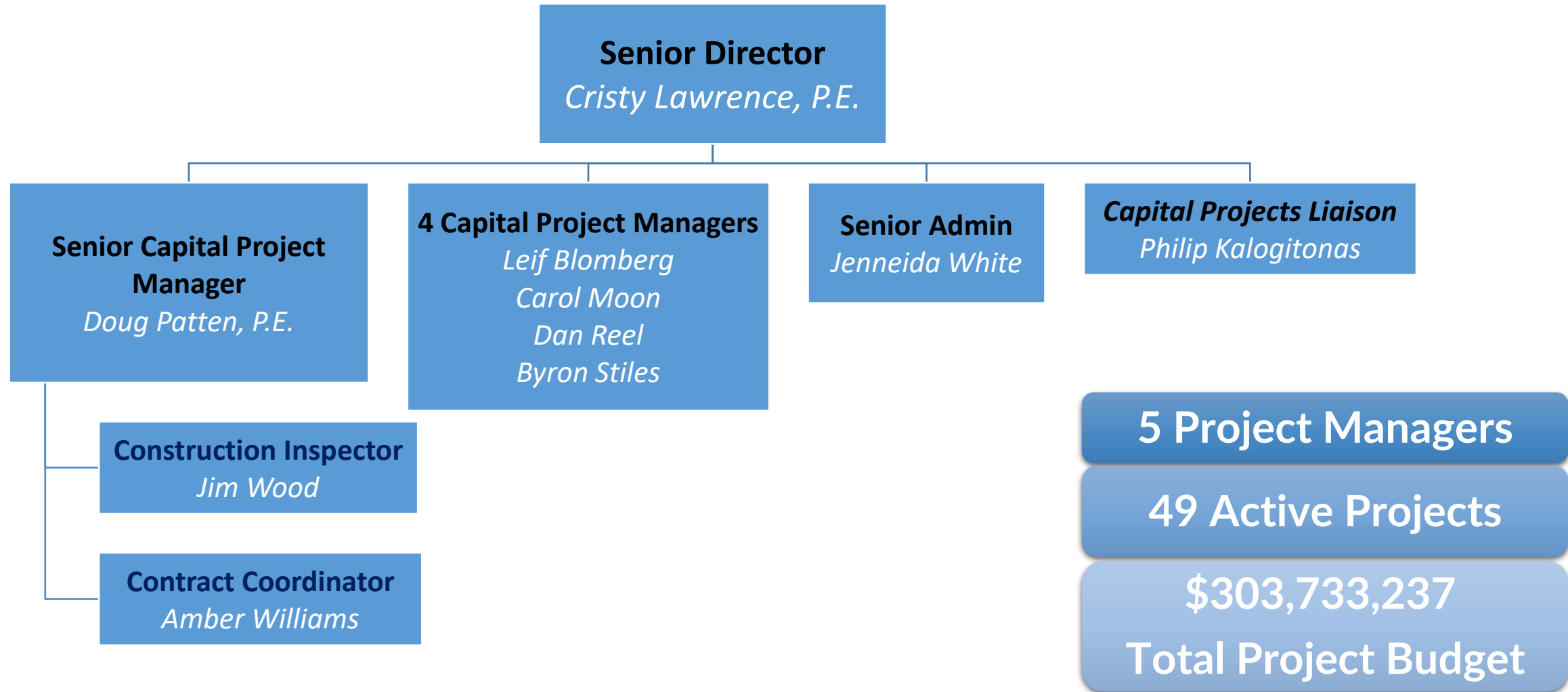
\$444,456,764  
Total Budget of All Capital Projects



# PROJECT MANAGERS ACROSS THE CITY



# OFFICE OF CAPITAL PROJECTS MANAGEMENT



## Planning (Pre-design)

- **Develop overall programming needs: who & what needs to go into facility**
- **Community Engagement**
- **Collect Site/Building Information**
- **Develop Conceptual Cost Estimates**
- **Procure Architect/Engineer/Design Consultant**

## Design & Permitting

1. **Finalize Programming**
2. **Prepare Schematic Design**
3. **Prepare Final Design (Construction Documents)**
4. **Obtain Necessary Permits**

## Pre-Construction (Procurement)

1. **Prepare bid documents**
2. **Advertise for Bid**
3. **Review & Evaluate Bids**
4. **Obtain Approval of Procurement by City Council**
5. **Execute Contract**

## Construction

1. **Issue Notice to Proceed**
2. **Pre-Construction Meeting**
3. **Construction**
4. **Final Inspections**
5. **Occupancy**

# CAPITAL PROJECT ROADMAP



# EXAMPLE CAPITAL PROJECT TIMELINES

## PROJECT PHASES:

Planning & Community Engagement

Design & Permitting & Continued Community Engagement

Procurement

Construction

*\*Note: When needed, Value Engineering typically adds 1-2 months*

## TYPICAL FIRE STATION/COMMUNITY CENTER – Total Time to Complete = 3 – 3 ½ YEARS\*

9 Months

11-12 Months

4 Months

14-16 Months

## TYPICAL BUILDING RENOVATION – Total Time to Complete = 2 ½ – 3 ½ YEARS\*

9 Months

9-15 Months

4 Months

9-15 Months

## TYPICAL PARK IMPROVEMENT – Total Time to Complete = 1 ½ – 2 ½ YEARS\*

6-9 Months

6-9 Months

4 Months

3-6 Months



# CAPITAL PROJECT TIMELINES – ACTIVE LARGE CONSTRUCTION PROJECTS

## PROJECT PHASES:

Planning & Community Engagement

Design & Permitting & Continued Community Engagement

Procurement

Construction

TODAY

**Placentia Canal Drainage Improvements Phase 5 (Semken & LaRoche Ave Bridge Replacements)**

**7 Months** *Estimated Completion Q1 2024*

**New Hampstead Temporary Joint Public Safety Facility (Highgate Blvd.)**

**3 Mos 4 Months 6 Months** *Estimated Completion Summer 2024*

**Police Headquarters Renovation**

**15 Months** *Estimated Completion Summer 2024*

**Lift Station #23 Upgrades**

**19 Months** *Estimated Completion Q4 2024*





# CAPITAL PROJECT TIMELINES – ACTIVE LARGE CONSTRUCTION PROJECTS

## PROJECT PHASES:



TODAY

### Truman Linear Trail Phase 2B:



### Gamble Building Renovation:



### DeLesseps Avenue Widening



### Springfield Canal Phase 1 Drainage Improvements (Wetland Park)

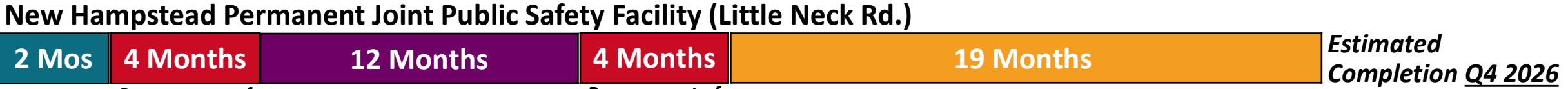


# CAPITAL PROJECT TIMELINES – ACTIVE LARGE CONSTRUCTION PROJECTS

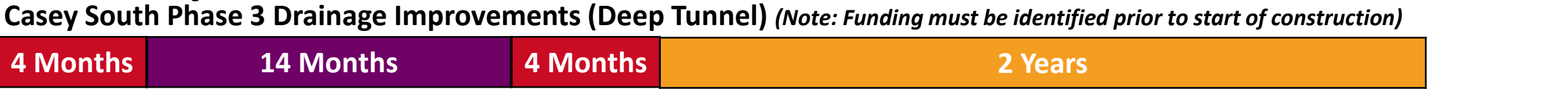
## PROJECT PHASES:



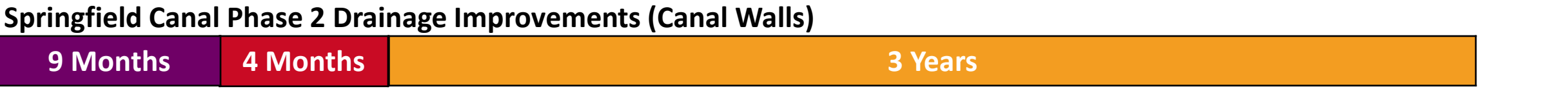
TODAY  
↑  
↓



*Procurement of Design*      *Procurement of Construction*



*Procurement of Design*      *Procurement of Construction*



Estimated Completion Q4 2027

# TYPICAL PROJECT CHALLENGES

- **Weather delays**
- **Unsuitable soils**
  - Geotechnical reports based on soil samples
- **Unknowns under the ground**
  - i.e. debris, utilities, abandoned storage tanks, environmental concerns (contamination)
- **Unknowns in existing buildings in renovation projects**
  - Asbestos/lead
  - Mold
  - Missing structural components
  - Mechanical, electrical & plumbing systems
- **City-requested changes/additions to scope during design or construction**



# Status of Special Purpose Local Option Sales Tax (SPLOST) Projects\*



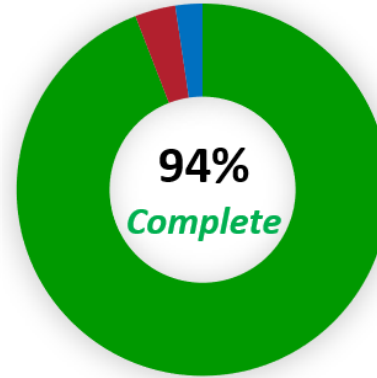
**SPLOST 1**  
(1985-1993)



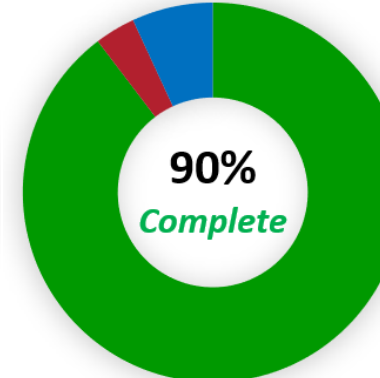
**SPLOST 2**  
(1993-1998)



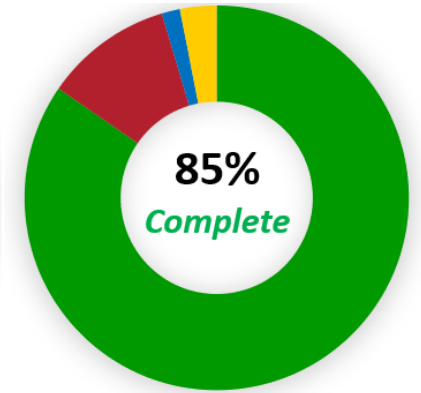
**SPLOST 3**  
(1998-2003)



**SPLOST 4**  
(2003-2008)



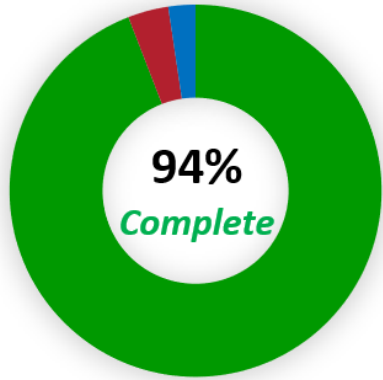
**SPLOST 5**  
(2008-2014)



**SPLOST 6**  
(2014-2020)

*\*Excluding SPLOST 7 (2020 – 2026)*

# REMAINING SPLOST PROJECTS

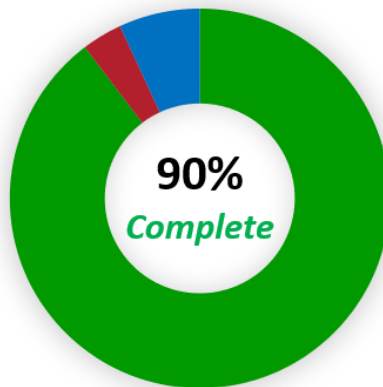


## SPLOST 4 2003-2008

- Stormwater Brick Line Replacement
- Springfield Drainage Improvements
- DeLesseps Avenue Widening
- W.W. Law Collection Archival

## STATUS

Ongoing  
Under Construction  
Under Construction  
Implementation



## SPLOST 5 2008-2014

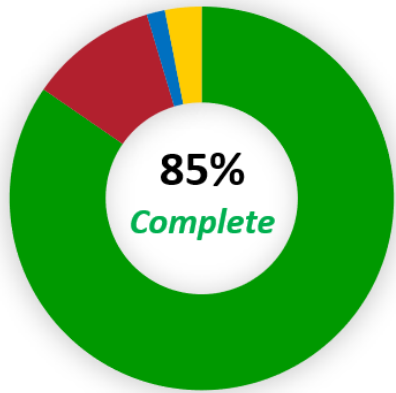
- 37th Street Corridor Signal Improvement
- Casey South Drainage Phase II
- Street Lighting Upgrade

## STATUS

In Design (SS4A Grant)  
Phase 1 Under Construction  
Ongoing



# REMAINING SPLOST PROJECTS



## **SPLOST 6 2014-2020**

- Wireless/Fiber Infrastructure
- Atlantic Park Improvements
- Project DeRenne
- Wheelchair Access Ramps
- Coastal Heritage Society Improvements
- Highlands Park Phase 1
- Drainage Box Rehabilitations
- Placentia Basin Drainage Improvements
- Pedestrian Wayfinding Signage
- Victory Drive Landscaping & Irrigation

## **STATUS**

Conceptual/Planning  
Conceptual/Planning  
Design/Preconstruction  
Under Construction  
Under Construction  
Under Construction  
Under Construction  
Under Construction  
Under Construction  
Under Construction

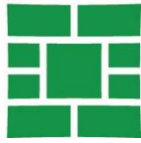


# FUTURE CAPITAL NEEDS



- Municipal Space Needs
- Public Safety
- Drainage
- Mobility/Transportation
- Recreation





# PROJECTS COMPLETED IN 2020

**Twickenham Greenspace**

**Fire Dock Replacement**

**Bonaventure Cemetery Restroom Building**

**Holly Heights Park Improvements**

**State Street Garage MPC Office Repairs**

**Liberty Street Garage 5<sup>th</sup> Floor Structural Repairs**

**Highlands Drive Sign Repair**

**Fire Station Headquarters Chimney Repair**

**Recreational Dock Gangway Replacement**

**Silverton Sign Demo**

**Glynnwood Sign**

**Crusader Center Basketball Resurfacing**

**Factors Walk - Barnard Ramp Repairs**

**Alfred Street Culvert Extension**

**SPD Special Operations Storage Building – FEMA Repairs**

**Summerside Park**

**Bryan Street Garage Beam Spalling Repairs**

**Robinson Garage Elevator Modernization**

**Eastern Wharf Dock Repair**

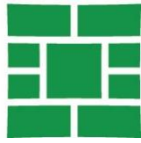
**FEMA - Hurricane Matthew Repairs - Paulson Recreational Complex Roof Repair**

**Colonial Cemetery Lighting**

**Cloverdale Sign Repair**

*\*SPLOST Projects*





# PROJECTS COMPLETED IN 2021

**Highlands Fire Station**

**Paradise Park Sign  
Insert Replacement**

**WW Law Center  
Roof Replacement**

**Woodville-Sidewalk  
on Alfred Street  
between King Street  
and Lissner Street**

**Floyd Adams Complex**

**Riverwalk Wharf  
Repairs**

**Police Memorial  
Trail Repairs**

**Ogeecheeton  
Park ADA  
Repair**

**Abercorn Creek Municipal  
Water Intake - FEMA -  
Hurricane Matthew Repairs**

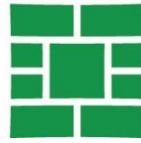
**Mohawk Park**

**Jan Street Improvements**

**3rd Floor City Hall  
Offices**

*\*SPLOST Projects*





# PROJECTS COMPLETED IN 2022

**Savannah Gardens  
Phase 3B Master  
Infrastructure**

**Emergency Repair of  
Recreational Dock**

**Fernwood  
Bridge Deck  
Replacement**

**Arena City Lot  
"Waterworks Lot Site  
Development"**

**Arena, Canal  
Bulkhead, &  
Force Main**

**Sanitation  
Headquarters  
Renovation**

**Arena Marquee Sign**

**Greenwich Cemetery  
Section 6 Expansion**

**Waters Ave  
Streetscapes Phase III**

**Arena Parking  
Garage**

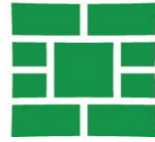
**Cedar Street  
Improvements  
Phase III**

**Arena  
Pedestrian  
Bridge**

**Factors Walk 316 E.  
Bay Street Stair  
Replacement**

**Truman Parkway and President  
Street Clearing and Fencing**

*\*SPLOST Projects*



# PROJECTS COMPLETED IN 2023 (TO DATE)

**Delaware  
Center  
Renovation**

**Grant Center  
Gymnasium**

**Waters Avenue  
Shopping Center  
Savannah Impact  
Program (SIP) Buildout**

**Stiles Avenue Phase 1**

**Leedsgate  
Gazebo**

**Broughton  
Streetscapes  
Phase 1**

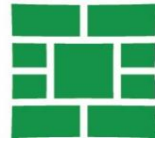
**Fleet Services Renovation –  
8 Interchange Court**

**Fire Support/ Code  
Compliance Renovation**

**Riverwalk  
Extension**

**Joe Tribble Park  
Lake Repairs**

*\*SPLOST Projects*



# PROJECTS TO BE COMPLETED IN 2023 BY YEAR END

**Dundee Cottage  
Infrastructure**

**Highlands  
Park Phase 1**

**President Street Plant  
Freight Elevator Repair**

**IT Ring Generators**

**Municipal Archives  
Upgrades**

**Fleet Maintenance  
Sallie Mood Roof  
Repairs**

**Cultural Arts Center  
Atrium Rigging**

**Hudson Hill  
Community Center**

**Fleet Maintenance  
Automatic Transfer  
Switch Replacement**

**Coastal Heritage  
Society Storehouse  
Roof Replacement**

**Entrepreneurial Center  
Building Envelope  
Repairs**

*\*SPLOST Projects*

# Capital Project Highlights

# HUDSON HILL COMMUNITY CENTER



**Estimated Project Budget: \$3.3 Million**

**Estimated Project Schedule:**

- Completion Date – June 2023

## **Project Scope:**

- New 4,600 sq. ft. Community Center with classrooms, offices, a large assembly space with commercial kitchen, and increased parking



# HIGHLANDS PARK PHASE 1



## Project Scope:

- Phase 1 of the park is a half-mile walking trail and parking lot along the northside of the property, north of Basswood Drive
- Highlands Park will be a planned 33-acre large regional park

**Estimated Phase 1 Project Budget: \$1.3 Million**

## Estimated Project Schedule:

- Completion Date – June 2023



# POLICE HEADQUARTERS RENOVATIONS

## Project Scope:

- Building envelope repairs include new windows, HVAC system, and exterior wall insulation.
- Interior renovation includes updated office layout, new ceiling tile, paint, flooring, lighting upgrade to LED lights, and IT infrastructure.

**Estimated Project Budget: \$8.5 Million**

## Estimated Project Schedule:

- Completion Date – Summer 2024



Window moisture damage containing rot



Plaster deterioration and openings in wall



Window units causing moisture accumulation and mildew





# GAMBLE BUILDING RENOVATION



## Scope:

- Interior and exterior renovations including MEP systems, building structure, building envelope, ADA, and life safety improvements to create a modern office space for staff

## Estimated Project Costs:

- Design \$ 625,000
- Construction \$12,700,000
- Other Project Costs \$ 1,575,000

## Estimated Project Schedule:

- Design Completion – Q3 2023
- Start of Construction – Q1 2024
- Completion – Summer 2025



# QUESTIONS?