

City Hall, Denton, Texas

City Hall West Renovation Options

AUGUST 15, 2017

3C-H370

Presentation Overview

- Facility Status
- Requested Use of Facility
- Review of Renovation Options
- Direction



Facility Status

- Built 1927 – Spanish Renaissance Revival Style
- Approximately 24,600 square feet
- Vacated by Development Services – November 2016
- Recorded Texas Historic Landmark
- Approximately \$1.1 million of deferred maintenance
- Previous renovations:
 - Late 1960s – Central Fire Station
 - 1984 – Police Station
 - 1995 – Planning and Development



East Elevation



North Elevation



Northwest/Southwest Oblique



South Elevation



Potential Use of Facility

- Veteran Administration
- Denton Independent School District
- Denton Community Theater
- Serve Denton
- Artisan Work Space
- Museum



Renovation Consultant

- Staff engaged Architexas - June 2017
- Premier Texas historic preservation firm - past projects include:
 - 1896 Denton County Courthouse in 2001-04 - Restoration
 - 1927 Collin County Courthouse in McKinney - Adapted -Mixed Use
 - 21 courthouse master plans
 - 16 courthouse restorations
- Conditional analysis of structure
- Planning level cost estimates on preliminary concept designs:
 - High, Medium, and Low options



Option 1 - High

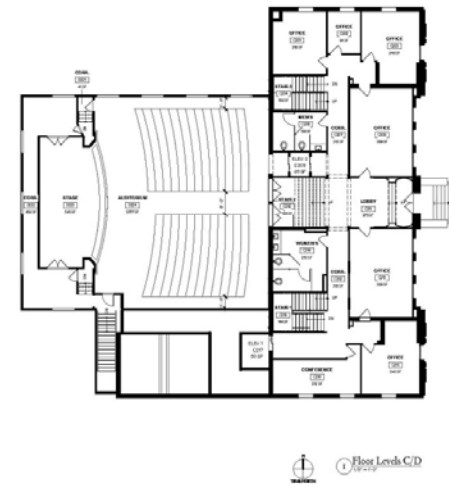
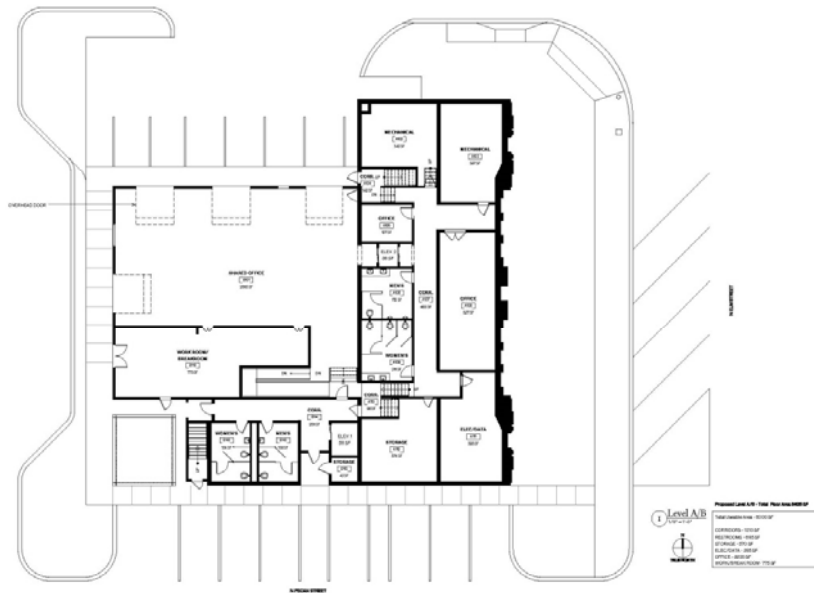
Restoration of Exterior and Interior Rehabilitation to 1927

- Restoration of the exterior to original design
- Rehabilitation of interior to the original design as close as possible that will meet codes and accessibility requirements
 - Original Fire Truck Hall
 - Original Council Chamber Auditorium w/ Balcony
- Estimated Project Budget - \$5,352,430
 - Construction Cost Estimate - \$4,622,430
 - Site Work, Exterior Restoration, Interior Adaptive Construction, MEP Systems
 - FF&E - \$250,000
 - Soft Costs - \$480,000



Option 1 - High

Restoration of Exterior and Interior Rehabilitation to 1927



Option 2 – Middle

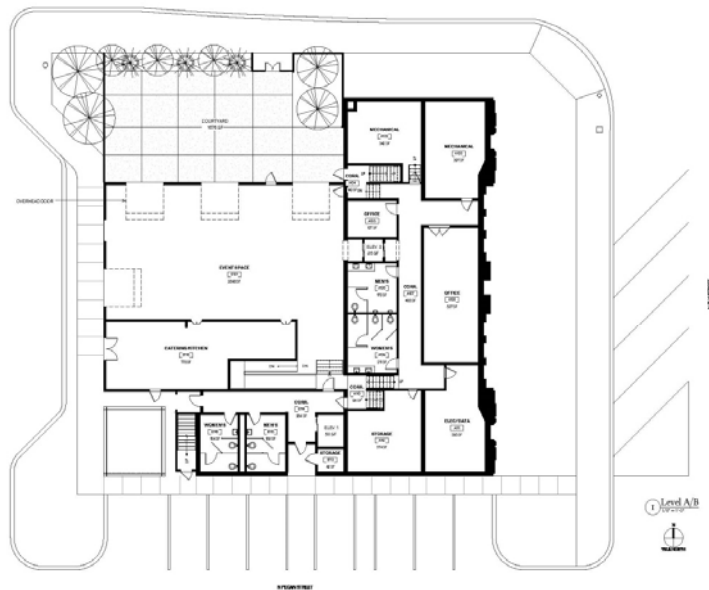
Full Exterior Restoration and Adaptive Use of Interior

- Restoration of exterior to original design
- Adaptive use strategy for the interior to accommodate complimentary new uses while meeting building codes and accessibility requirements:
 - Event Center
 - Theater
 - Museum
- Estimated Project Budget - \$5,698,956
 - Construction Cost Estimate - \$4,868,956
 - Site Work, Exterior Restoration, Interior Adaptive Construction, MEP Systems
 - FF&E - \$350,000
 - Soft Costs - \$480,000



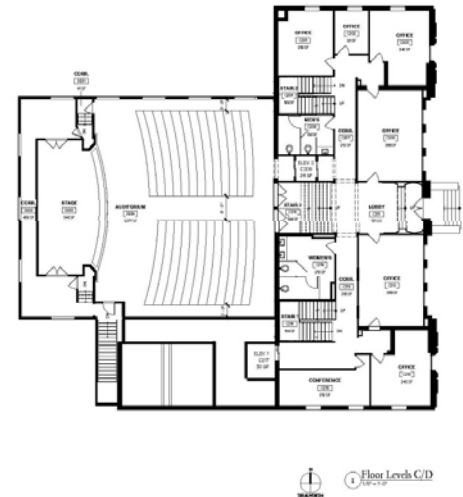
Option 2 – Middle

Full Exterior Restoration and Adaptive Use of Interior



Level A/B
1000 sq ft

Project: OLD DENTON CITY HALL
Location: 221 N. Elm St., Denton, TX
Phase: Schematic Design - Opt #2
Date: 8/18/2017



Floor Levels C/D
1000 sq ft

Proposed Level C: Total Floor Area 1000 sq ft
Reception: 100 sq ft
Office: 100 sq ft
Conference: 100 sq ft
Reception: 100 sq ft

Project: OLD DENTON CITY HALL
Location: 221 N. Elm St., Denton, TX
Phase: Schematic Design - Opt #2
Date: 8/18/2017

Option 3 – Low

Exterior Restoration - Update Interior on current layout/use:

- Restoration of exterior to original conditions
- Renovate interior - meet code for use in current or near current floor plan/use
- Estimated Project Budget - \$3,775,176
 - Construction Cost Estimate - \$3,315,176
 - Interior Refurbish, MEP Systems, Code Improvements
 - FF&E - \$120,000
 - Soft Costs - \$340,000



Summary

OPTION	TOTAL COST (in millions)
1 - Interior & Exterior Rehabilitation to 1927	\$5.4
2 - Exterior Renovation + Interior Adaptive Use	\$5.7
3 - Exterior Renovation + update interior - current use	\$3.8

Questions & Direction

MARK NELSON

DIRECTOR OF TRANSPORTATION

