

CITY COUNCIL
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City of Hogansville



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Lisa Kelly, City Clerk
Jeff Todd, City Attorney

400 E Main St
Hogansville GA 30230-1196
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COUNCIL ACTION FORM

MEETING DATE: May 7, 2018 @ 7 pm

SUBMITTED BY: Mayor Bill Stankiewicz

AGENDA TITLE: Carter Watkins Associates Architects, Inc. – Next Steps for Royal Theatre Building

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Ordinance (No. _____) | <input checked="" type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. _____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

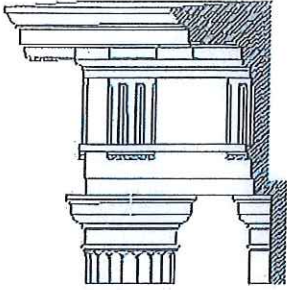
The City has received a communication from the Fox Foundation stating it has never granted an extension of time for a grant. I am concerned that the City will lose this grant if we do not meet the June 30 deadline. Carter Watkins needs all the time possible to finish its work. Per its March 19th correspondence to the City, the architects need a directive from the City Council as to which option it wants to pursue. These alternatives are either use the building for City Hall or as a Theatre/Community Center.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

The Hogansville City Council voted unanimously in September 2017 to approve a contract for Carter Watkins Associates to create a master plan for the Royal Theatre. The cost of the work is \$58,250, but the City applied for and received a grant to recoup half of it through the Fox Theater Institute, an outreach program that assists in historic preservation. If the Council chooses the City Hall alternative, there is no money to complete the plan. If the Council chooses the alternative, we are not obligating the City to any expenditure of funds. We will have a set of plans to complete the Theatre/Community Center project if, at some point in the future, the Council decides to go forward. If the Council does not decide, the City runs the real risk of losing the \$29,000 grant from the Fox Foundation. This will obligate the City to make up that amount from SPLOST funds.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff has generated and distributed to Council on April 20th a revised cost analysis for proceeding with renovating the Royal Theatre as City Hall versus a Theatre/Community Center.



CARTER WATKINS
ASSOCIATES
ARCHITECTS, INC.

DATE: March 19, 2018

TO: Mr. David Milliron, City Administrator
CITY OF HOGANSVILLE
400 E. Main Street
Hogansville, GA 30230

RE: HOGANSVILLE ROYAL THEATER – MASTER PLAN

Mr. Milliron,

As you are aware, we have completed items 1 – 4 of the Scope of Work for the Royal Theater Master Plan. Those items include the Building and Structure Assessment; Cost estimates, plans, and bid package for the Roof replacement, and; Ownership and Use options (1. perform only critically needed work, 2. Renovate the structure for a City Hall to meet the program needs provides, and 3. Renovate/restore the facility back to a Theater/Multipurpose Community function).

At this point, we look to the City in order to continue the work as outlined in our contract. The next step would be to receive a recommendation from the City as to which option they would like to pursue. Then, we could provide the following information:

- Phased Action Plan with preliminary cost estimates, timeline, and party responsibilities
- Concept drawings and renderings
- Public meetings and Stakeholder interviews to accomplish the recommended final product

Please let us know if there is any information you believe we need to provide and/or have not provided to you in order for the City to make a recommendation for the Royal Theater's intended use.

If you have any questions or need any additional information, please do not hesitate to contact us at your convenience. We have thoroughly enjoyed working with you and the City to date on this exciting project and will happily proceed with whichever option the City desires.

All the best,
CARTER WATKINS ASSOCIATES ARCHITECTS, INC.

Ben M. Carter

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Cost Analysis | Renovate Existing City Hall as City Hall

EXPENSES		
Description	Amount	Notes
Renovation Expense	\$ (1,792,679)	Carter & Watkins estimate to renovate The Royal Theatre
Sub-Total	\$ (1,792,679)	Project Cost (100%)
REVENUES		
FEMA Project No. 223	\$ 1,116	Federal funds to repair damaged Royal Theatre marquee
Sub-Total	\$ 1,116	Cash on hand (0.06%)
GRANTS / FUNDRAISING / IN-KIND SERVICES		
Bricks & Mortar Grant	\$ 30,000	Georgia Department of Natural Resources Historical Preservation Fund
Georgia Department of Corrections	\$ 150,000	Use of skilled inmate labor construction crew for demolition and other work
Downtown Development Revolving Loan Fund	\$ 250,000	Assists communities with revitalizing downtowns by providing funding for quality downtown projects
Sub-Total	\$ 430,000	Figures are estimates and do not guarantee funds (24%)
Grand Total	\$ (1,361,562)	Potential revenue sources fail to meet budget requirements by 76%

Cost Analysis | Renovate Existing City Hall as Theatre/Community Center

EXPENSES		
Description	Amount	Notes
Renovation Expense	\$ (1,812,438)	Carter & Watkins estimate to renovate The Royal Theatre
Sub-Total	\$ (1,812,438)	Project Cost (100%)
REVENUES		
SPLOST IV	\$ 700,000	Renovate Royal Theatre for use as Community Center; funds will be used for matching grant funds and building renovations
Hogansville Historical Society	\$ 2,750	Cash donation
FEMA Project No. 223	\$ 1,116	Federal funds to repair damaged Royal Theatre marque
Sub-Total	\$ 703,866	Cash on hand (38.8%)
GRANTS / FUNDRAISING / IN-KIND SERVICES		
Bricks & Mortar Grant	\$ 30,000	Georgia Department of Natural Resources Historical Preservation Fund
Fundraising	\$ 25,000	Sale of bricks, corporate donations, etc.; very conservative numbers.
Fox Theater Institute Preservation Grant	\$ 500,000	If project is more than \$250k, city can apply every three years
CDBG Redevelopment Fund	\$ 750,000	Grant to prevent or eliminate slums and blight; acquisition, construction, reconstruction, rehabilitation, or installation of (i) public facilities (except for buildings for the general conduct of government), site improvements, and utilities, and (ii) commercial or industrial buildings or structures and other commercial or industrial real property improvements.
Georgia Department of Corrections	\$ 150,000	Use of skilled inmate labor construction crew for demolition and other work
Downtown Development Revolving Loan Fund	\$ 250,000	Assists communities with revitalizing downtowns by providing funding for quality downtown projects
Sub-Total	\$ 1,705,000	Figures are estimates and do not guarantee funds (94.1%)
Grand Total	\$ 596,429	Potential revenue sources exceed budget requirements by 32.9%