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City of Hogansville



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

MEETING DATE: April 16, 2018 SUBMITTED BY: Lynne Miller

AGENDA TITLE: Carter Watkins Contract – Next Steps

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

- Ordinance (No. _____) Contract Information Only Public Hearing
- Resolution (No. _____) Ceremonial Discussion/Action Other

BACKGROUND (Includes description, background, and justification)

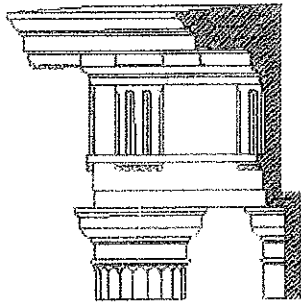
In September 2017 the City contracted with Carter Watkins to produce a master plan for the Royal Theater building. Total contract cost = \$58,000, with half that fee from SPLOST and the other half from Fox Theatre Institute. Carter Watkins has produced detailed cost estimates for two viable options (improve the building for continued use as City Hall, or improve the building for community arts space), but in order for them to complete their plan with schedules and renderings, they now need to know which option the City wants to pursue.

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

If the City makes no decision, Carter Watkins will miss its contract deadline with the City, and the City will lose the \$29,500 Fox Theatre Institute grant. This may also jeopardize future grants from Fox Theatre Institute, including a potential \$500,000 grant toward Royal Theater renovations. Carter Watkins needs a few months to complete their plan, which is due June 2018.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff respectfully recommends that City Council make a decision on which option (continued City Hall or community arts and entertainment space) the city needs to pursue.



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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Royal Theatre Cost Analysis

Description	City Hall	Theater/Community Center	Notes
Renovation Expense	\$ 1,792,679	\$ 1,812,438	Carter & Watkins estimates
SPLOST IV		\$ (700,000)	Renovate Royal Theatre for use as Community Center (Definition: a place where people from a particular community can meet for social, educational, or recreational activities)
Bricks & Mortar Grant	\$ (30,000)	\$ (30,000)	Georgia Department of Natural Resources Historical Preservation Fund
Fundraising	\$ (25,000)	\$ (25,000)	Sale of bricks, corporate donations, etc.; very conservative numbers.
Hogansville Historical Society donation		\$ (2,750)	Restricted to specific purpose
Fox Theater Institute Preservation Grant		\$ (500,000)	If project is more than \$250k, city can apply every three years

Royal Theatre Cost Analysis

Description	City Hall	Theater/Community Center	Notes
CDBG Redevelopment Fund (blight)		\$ (500,000)	Eligible Uses: <input type="checkbox"/> Loans to private, for-profit entities, when appropriate to carry out an economic development project that: <input type="checkbox"/> Creates/retains jobs for low-and moderate-income persons; <input type="checkbox"/> Prevents or eliminates slums and blight; or <input type="checkbox"/> Assists businesses that provide goods or services needed by, and affordable to, low-and moderate-income persons. <input type="checkbox"/> Loans for activities carried out by public or private nonprofit entities (e.g. development authorities) including: <input type="checkbox"/> Acquisition of real property; <input type="checkbox"/> 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.
Downtown Development Revolving Loan Fund	\$ (250,000)	\$ (250,000)	Assists communities with revitalizing downtowns by providing funding for quality downtown projects
Georgia Cities Foundation	\$ (250,000)	\$ (250,000)	Assists communities with revitalizing downtowns by providing funding for quality downtown projects
Sub-Total	\$ 1,237,679	\$ (445,312)	
Purchase of PNC Building		\$ 177,000	For use as City Hall

Royal Theatre Cost Analysis

Description	City Hall	Theater/Community Center	Notes
Renovation of PNC Building		\$ 607,900	For use as City Hall
Hogansville Charitable Trust		\$ (60,000)	Toward renovation of PNC Building
Confidential Benefactor		\$ (177,000)	Purchase and donation of PNC Building to the City
Georgia Department of Corrections	\$ (150,000)	\$ (150,000)	Use of skilled inmate labor construction crew for demolition work
Total	\$ 1,087,679	\$ (47,412)	