



Savannah City Hall Interior Condition Assessment and Restoration Plan

City Council Work Session
November 5, 2018



Project Background

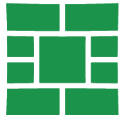
- National Trust for Historic Preservation Mitchell Grant for historic interior restoration
- Grant Partners: City of Savannah and Historic Savannah Foundation
- Departments/Agencies contributing technical expertise:
 - Municipal Archives
 - Real Estate Services/Buildings Maintenance
 - Sustainability Office
 - Historic Savannah Foundation
 - MPC Historic Preservation Division
- Historic Preservation Consultants: Lominack Kolman Smith Architects



Project Goals



- Assess current conditions of first and second floor public spaces (lobby, Rotunda, hallways, stairwell, Council Chambers, Reception Room)
- Identify issues related to historical and architectural integrity
- Prioritize restoration needs based on level of severity
- Identify restoration solutions and provide cost estimates for planning purposes
- Develop a maintenance schedule for the building's continued use



Final Assessment and Plan

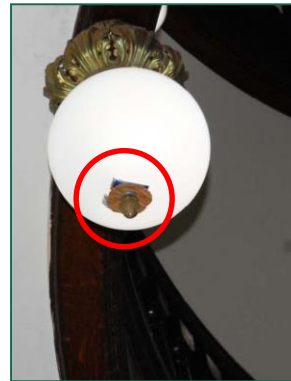
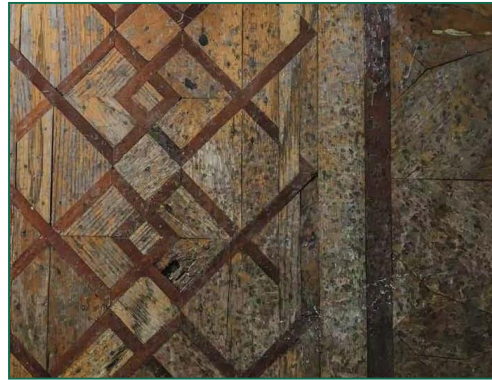
- Detailed assessment of conditions/concerns organized by space and materials
- Restoration plan based on assessment, balancing building's continued use in a modern world with guidelines set forth in *Secretary of the Interior's Standards for Restoration*, respecting original 1906 materials, features, layout

- Plan Appendices:

- Conditions quick reference guides by material, location, and severity
- Annual Inspection Form and Data Sheet
- Maintenance Quick Reference Guide (bid specs/bidding janitorial)
- Restoration estimates for planning purposes



Examples of Current Conditions



- Material Loss/Damage
- Insensitive Intrusions
- Security Concerns
- Deferred Maintenance
- Making Do



Long-term Preservation



- Cleaning Damage
- Material Loss

- **General recommendations:**
 - Educational opportunities for maintenance staff
 - Qualifications based selection process for restoration work
 - Consolidation of work for like materials
 - Annual building inspections
- **Historic preservation policy recommendations:**
 - Dedicated historic preservation staff
 - Internal advisory committee to review City Hall alteration work requests to ensure in keeping with restoration plan
 - Continued use of building as seat of government; no better means of preservation than continued use



Restoration Plan Estimates

General Description	Total
Restoration of lobby, rotundas, stairwell, hallways, Council Chamber, reception room, windows (including woodwork, plaster, marble, tile)	\$1,332,190
Mechanical upgrades	793,500
Structural engineering and monitoring services	51,795
Electrical upgrades (includes evaluation of cloth wiring, but not upgrade of wiring if needed)	424,940
Audiovisual upgrades	105,000
Window film, Indow window inserts, roller shades	42,637
Ceiling fans	3,200
Estimate Total:	\$2,753,262*

**These are estimates secured to help the City plan budget requests. All restoration work would need to be formally bid out through the City's purchasing process.*



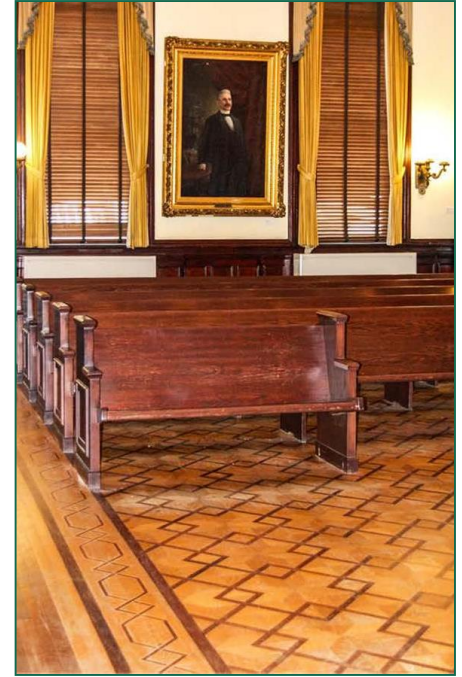
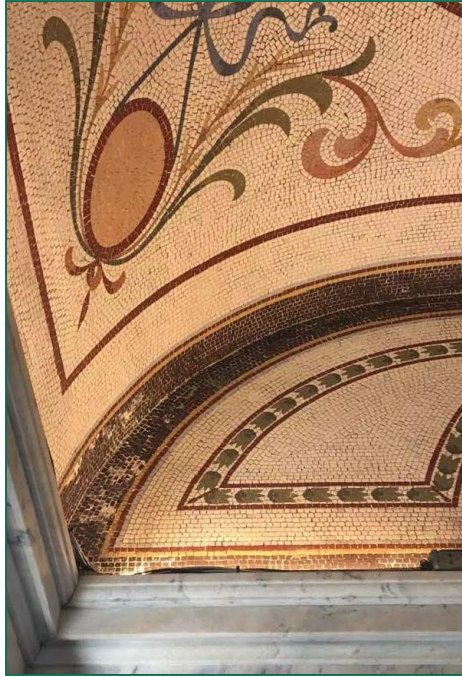
Next Steps



- **Woodwork Damage**
- **Insensitive Intrusions**
- **Ghosts of Previous Mechanical**

- **Develop City Hall Historic Preservation Team and Mindset:**
 - Current Janitorial Staff (appropriate cleaning products and methods)
 - Purchasing Staff/Real Estate Services (future janitorial services)
 - Real Estate Services/Buildings Maintenance (maintenance in keeping with restoration plan; annual building inspections to monitor conditions)
 - Establish Advisory Committee to review department renovation/building upgrade requests (including archives, historic preservation, sustainability, and real estate/buildings maintenance representation)
- **Implementation of Restoration Plan:**
 - Determine if phased or full implementation
 - Identify funding sources





THANK YOU
Questions?

