

CITY OF SAVANNAH CAPITAL PROJECTS UPDATE

CITY COUNCIL WORKSHOP
MAY 26, 2022



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.



Highlands Fire Station

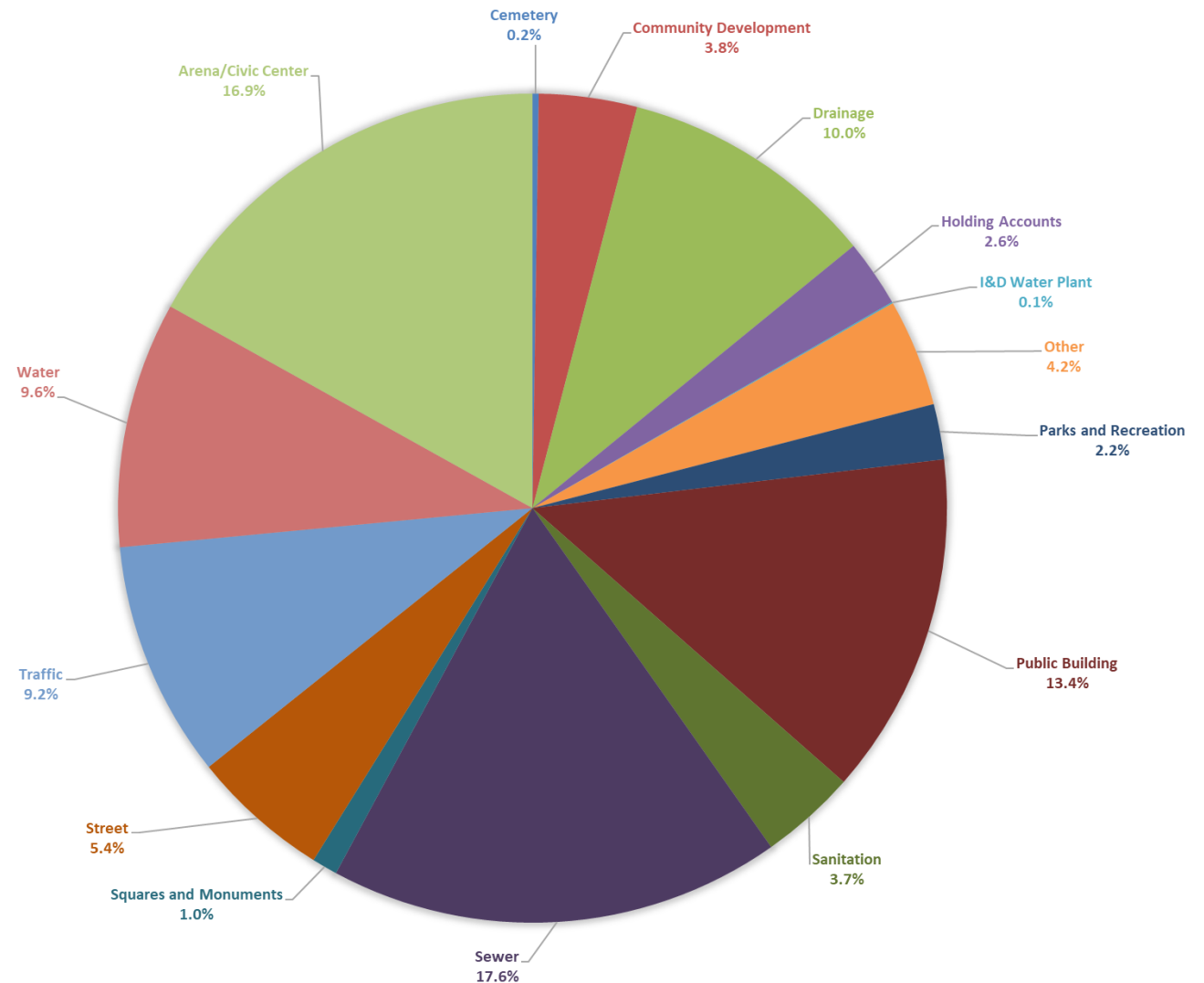


CAPITAL IMPROVEMENT PROGRAM OVERVIEW – Q1 2022

295 Total Projects **Citywide**

55 Project Managers
Citywide

\$1,001,675,586
Total Budget of All
Projects

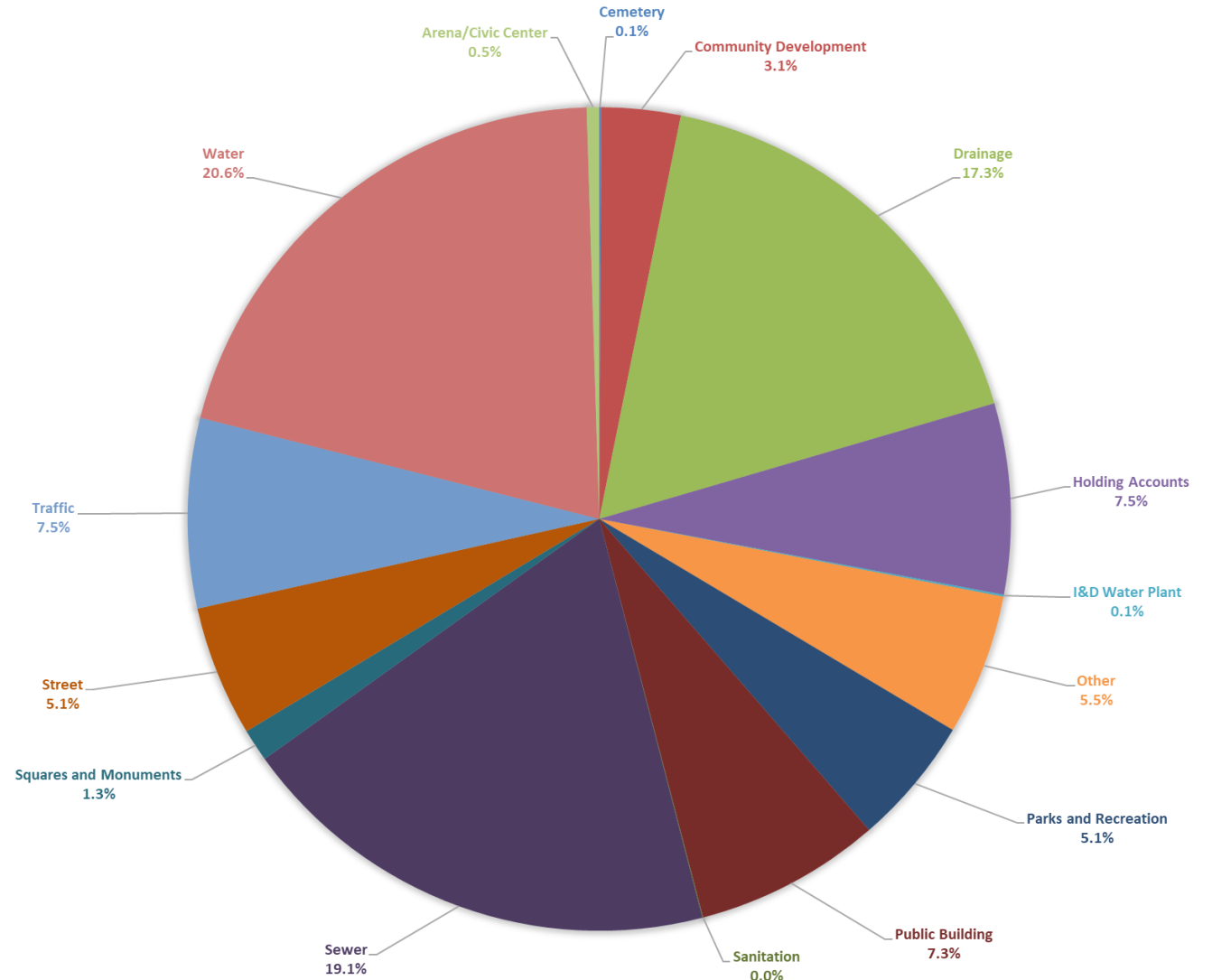


CAPITAL IMPROVEMENT PROGRAM OVERVIEW – Q1 2022

295 Total Projects
Citywide

55 Project Managers
Citywide

\$345,034,640
Remaining Project Dollars



OFFICE OF CAPITAL PROJECTS MANAGEMENT

Senior Director
Cristy Lawrence, P.E.

Senior Capital Project Manager
Doug Patten, P.E.

Construction Inspector
Jim Wood

Contract Coordinator
Amber Williams

4 Capital Project Managers
Leif Blomberg
Carol Moon
Dan Reel
Byron Stiles

Senior Admin
Michelle Gerdes

5 Project Managers

64 Active Projects

\$148 million
Total Project Budget



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

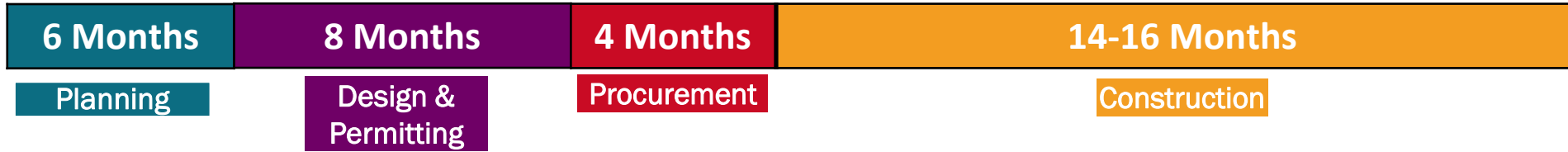
1. **Issue Notice to Proceed**
2. **Pre-Construction Meeting**
3. **Construction**
4. **Final Inspections**
5. **Occupancy**

CAPITAL PROJECT ROADMAP

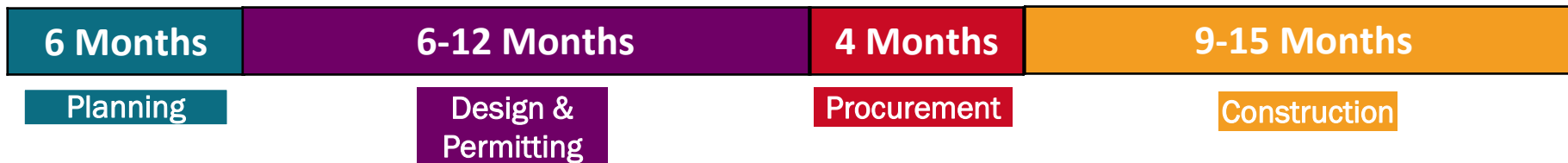


EXAMPLE CAPITAL PROJECT TIMELINES

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



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



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



*Note:

- When needed, **Community Engagement** typically adds 6+ months
- When needed, **Value Engineering** typically adds 1-2 months



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**

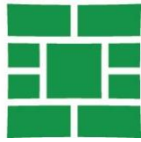


PROJECT CHALLENGES POST-COVID



- **Supply Chain Delays / Long Lead Times for Materials**
 - Unpredictable
 - Constantly changing
- **Escalating Material Costs** - 20% (per Associated General Contractors)
- **Availability of Qualified Workers**
 - Construction used to be much higher pay than other industries
 - Pandemic has raised the pay of other industries and closed the gap resulting in loss of qualified construction workers
 - Continued loss of productivity due to new hires





PROJECTS COMPLETED IN 2021/22

**Highlands Fire
Station**

**Paradise
Park Sign
Replacement**

**Savannah Gardens
Phase 3B**

**Fernwood
Bridge Deck
Replacement**

**Emergency Repair of
Recreational Dock**

**Jan Street Park
Improvements**

**Abercorn Creek
Municipal Water
Intake (FEMA)**

**Adams
Complex**

**Greenwich
Cemetery
Section 6
Expansion**

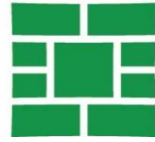
**Ogeecheeton
Park ADA
Access**

**Woodville Sidewalk
on Alfred Street**

**Sanitation HQ
Renovation**

Mohawk Park

**SPLOST Projects*



PROJECTS UNDER CONSTRUCTION

**Delaware
Center
Renovation**

**Broughton
Streetscapes**

**Edwin Street
Parking Lot**

**Factors Walk Stair
Replacement**

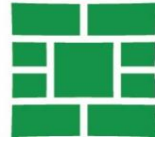
**Sanitation HQ
Facility
Renovation**

**Fleet Services
Renovation at
8 Interchange Ct.**

**Savannah Fire
And Code
Compliance
Renovation**

**Grant Center
Gymnasium**

**SPLOST Projects*



PROJECTS UNDER CONSTRUCTION

**Hudson Hill
Community
Center**

**Cedar Street
Phase III**

**Waters Ave
Streetscapes
Phase III**

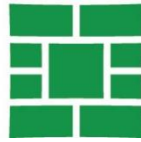
**IT Ring
Generators**

**Waters Ave
Savannah Impact
Renovation**

**Municipal
Archives Upgrade
at City Hall**

Riverwalk Extension

**SPLOST Projects*



PROJECTS IN PRE-CONSTRUCTION/ PROCUREMENT

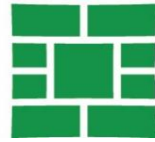
**Leedsgate
Gazebo**

**President
Street Freight
Elevator Repair**

**221 Montgomery St.
IT Renovation**

**Riverwalk
Aesthetic & Helical
Anchor Repairs**

**SPLOST Projects*



PROJECTS IN DESIGN

**Highlands
Park Phase I**

**Entrepreneurial
Center Repairs**

**Fleet
Maintenance
Roof
Replacement**

**Police
Headquarters
Renovations**

**Laurel Grove
Cemetery
Office Building
Repairs**

**Gamble Building
Renovation**

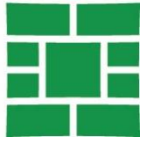
Fernwood Park

**Forsyth Park
Electrical
Upgrades**

**Factors Walk
Repairs – Cotton
Exchange Bridge**

**Riverwalk Wharf
Repairs – Phase II**

**SPLOST Projects*



PROJECTS IN PLANNING

Tide to Town

**New
Hampstead
Fire Station**

**Recreation
Reimagined****

****Note:**
*Projects being planned
in conjunction with
Community Services*

**Southside
Community
Center**

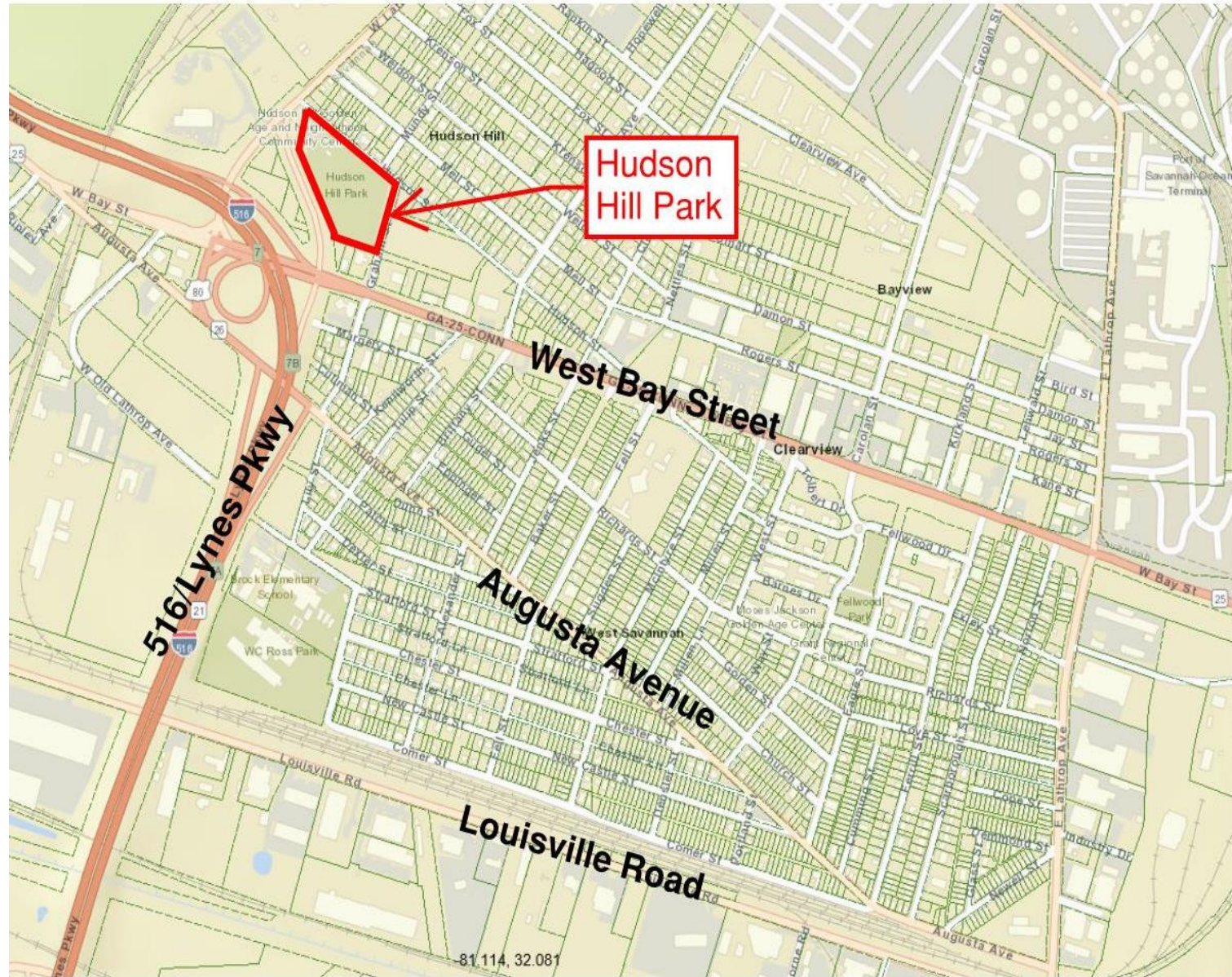
**Hutchinson Island
Joint Public Safety
Facility**

**SPLOST Projects*



HUDSON HILL COMMUNITY CENTER

*Capital Project
Update*



HUDSON HILL COMMUNITY CENTER PROJECT HISTORY

- **Mid-1990s** - Chatham County constructed the Hudson Hill Community Center using SPLOST funds and turned over the facility to the City for operation & maintenance
- **Nov 2018** - After cracks were noticed in the building walls and floors, a structural engineer identified settlement in the subgrade soils as the cause of damage
- **Feb 2019** – Several options were presented to Council on location and size of a new community center. Council directed staff to move forward with building a new community center on the existing site.
- **July 2019** - Design work began to provide several options for input of the community



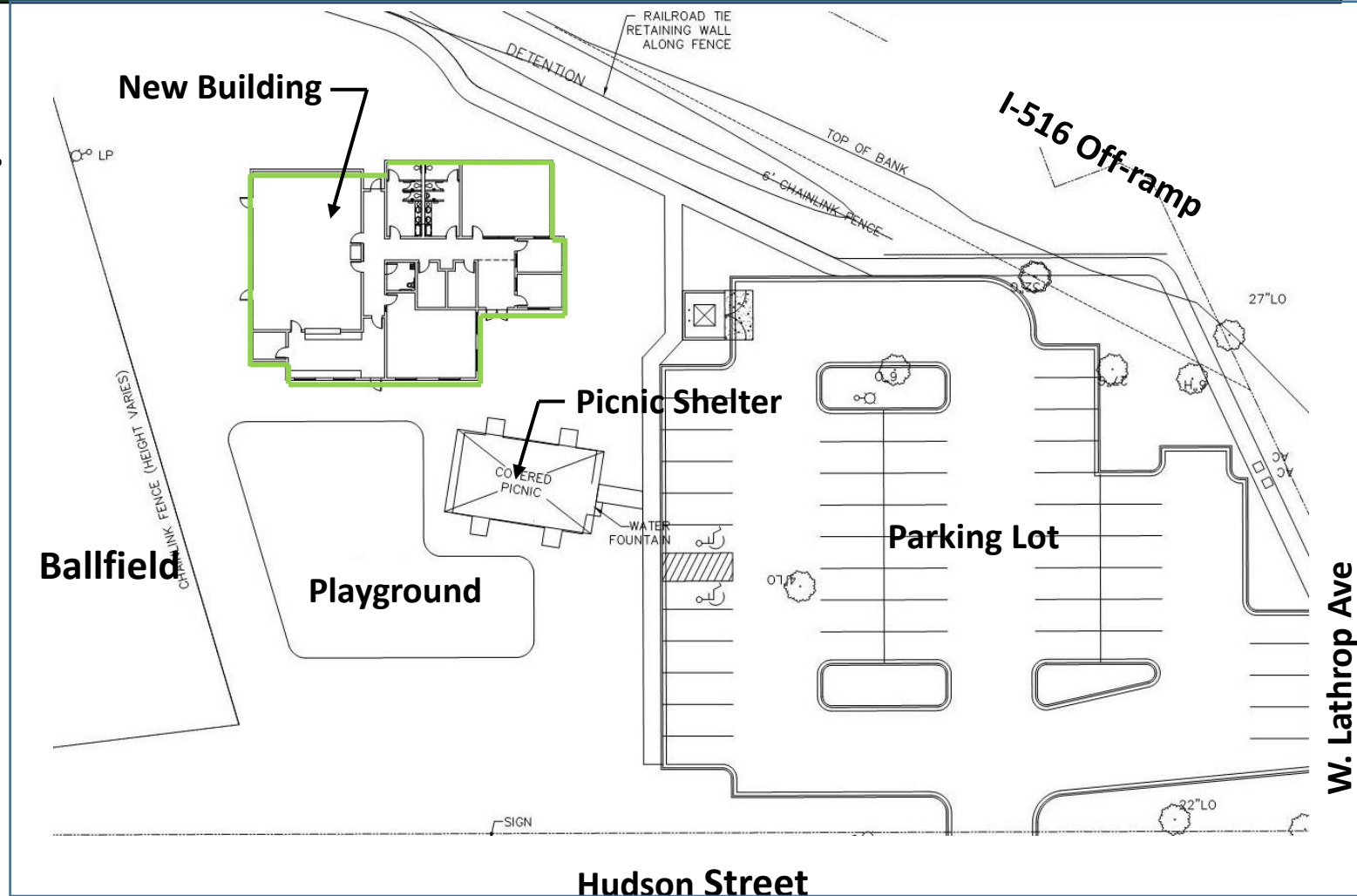
HUDSON HILL COMMUNITY CENTER PROJECT HISTORY

- **Sept 2019** – Existing building was demolished, and the first Community Meeting was scheduled with the Hudson Hill residents to review conceptual plans
- **August 2020** – Staff received approval from the community on the desired floor plan for the building and the architect began design.
- **May 2021** – Procurement process began.
- **August 2021** – 4 bids received. Low bid was 15% over budget. Value engineering began.
- **October 2021** – City Council approved construction contract with Akins Construction.
- **November 2021** – Construction began.



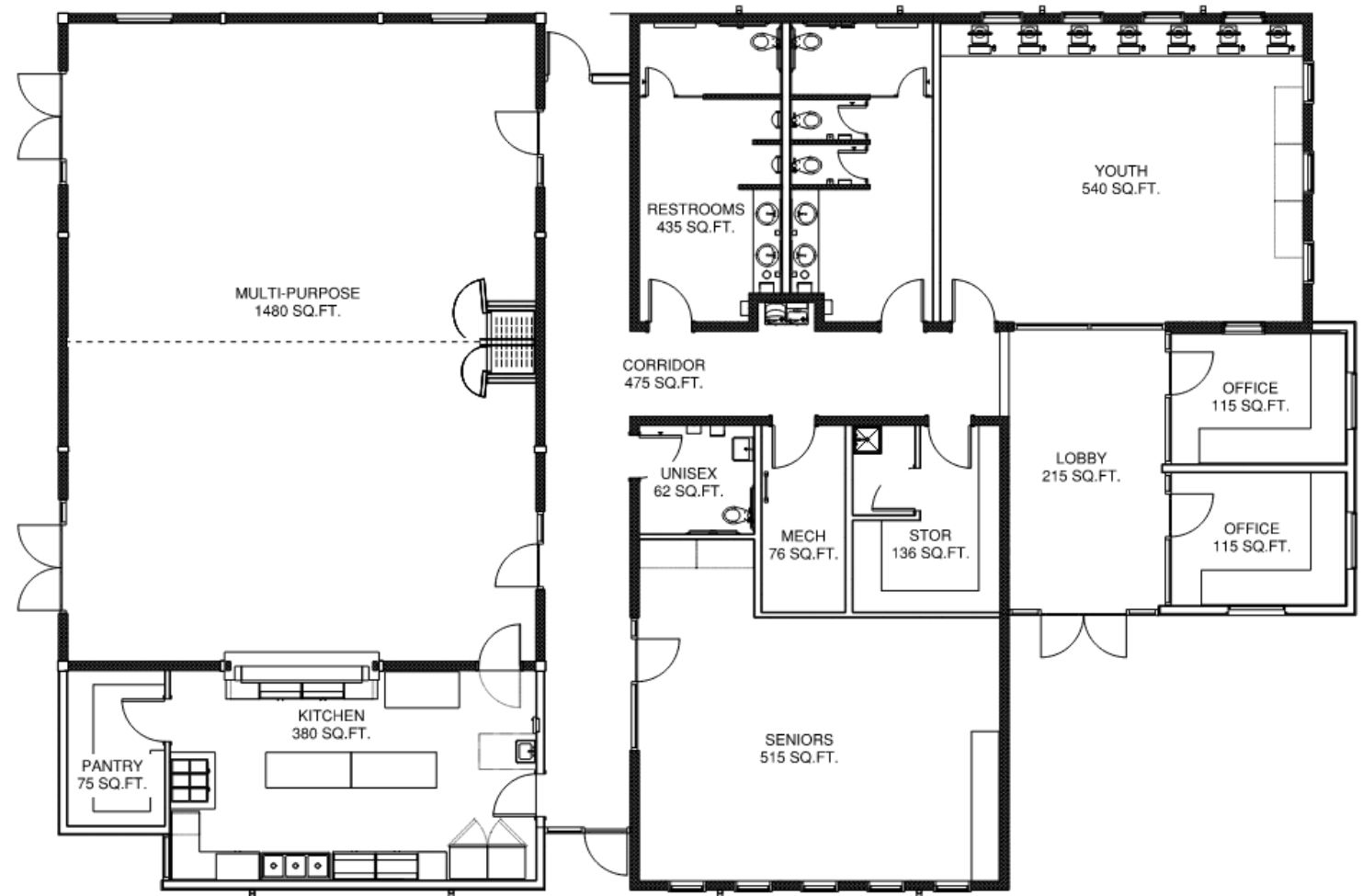
HUDSON HILL COMMUNITY CENTER PROJECT SCOPE

- **Building centrally located onsite**
 - Moves building away from busy W. Lathrop Avenue
 - Creates synergy with activities taking place on the property
- **Increased parking from 29 to 49 spaces**
- **Larger building footprint**
 - Increased from 4,000 to 4,600 SF
 - Large multi-purpose room
 - Separate Seniors and Youth rooms
 - Larger restrooms, separate unisex restroom



HUDSON HILL COMMUNITY CENTER

Design – Floor Plan



HUDSON HILL COMMUNITY CENTER

Project Budget

Funding:

- **\$3,257,000 – General Fund & CIP**
Budget Adjustments

Estimated Project Costs:

- **Demolition** **\$ 15,000**
- **Survey** **\$ 3,500**
- **Design** **\$ 160,000**
- **Construction** **\$ 2,775,000**
- **Other Costs** **\$ 303,500**
(Furniture, IT Equipment, Playground Relocation, Construction Testing, GA Power Lighting, Water & Sewer Fees, etc.)
- **Total** **\$ 3,257,000**



HUDSON HILL COMMUNITY CENTER CONSTRUCTION PHOTOS

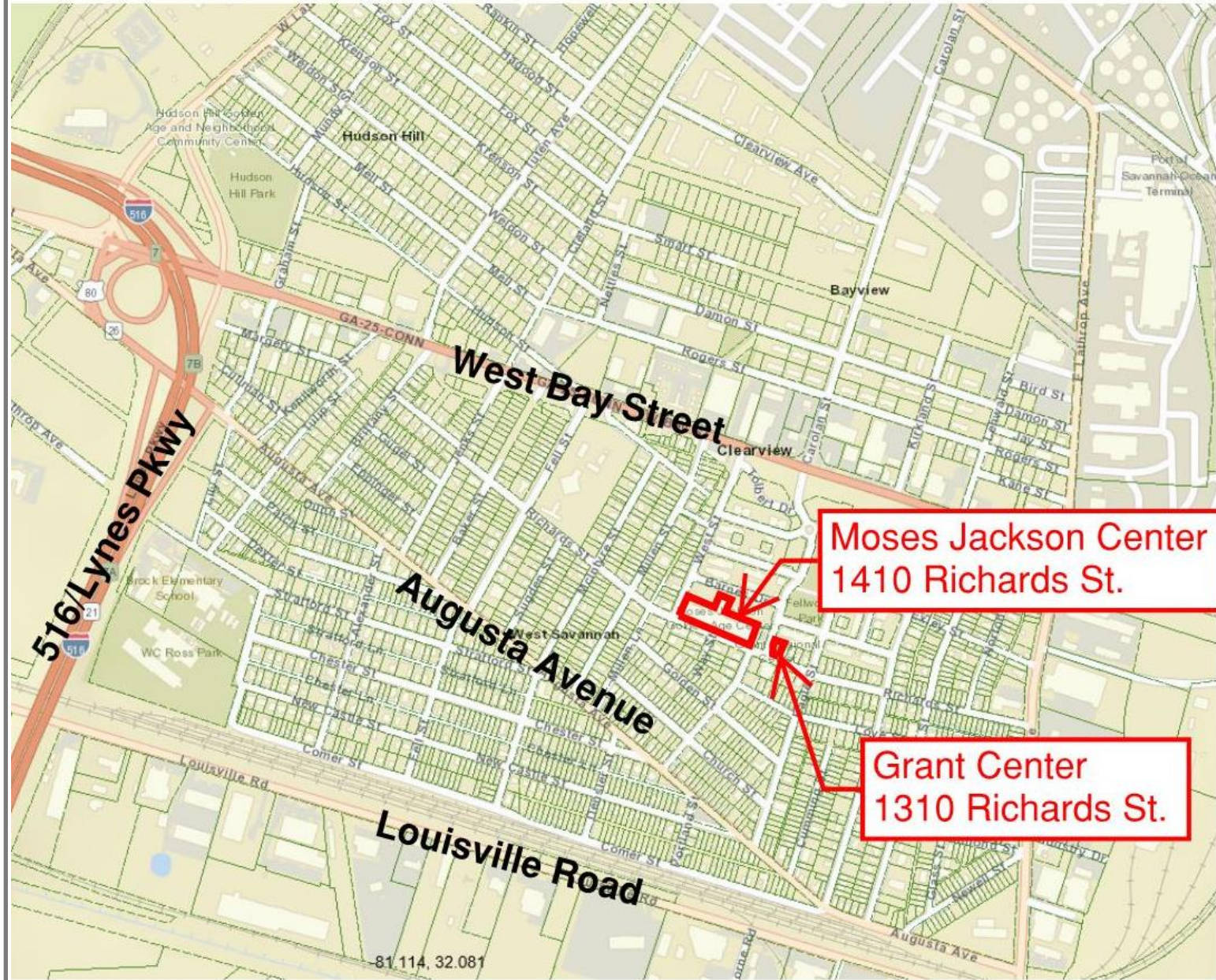


***Anticipated construction completion
November/December 2022**



GRANT CENTER GYMNASIUM

*Capital Project
Update*



GRANT CENTER GYMNASIUM PROJECT HISTORY

- **Existing Grant Center:**
 - Does not house a full-size basketball court
 - Cannot be used for official high school or elementary school basketball games
 - No regulation-sized basketball courts on the west side of Savannah
 - Local high school and elementary teams have to travel out of the city for their home games
- **Community requested full-size gymnasium**



GRANT CENTER GYMNASIUM PROJECT SCOPE

- **Construct new Grant Center gymnasium behind existing Moses Jackson Center on the corner of West Street and Barnes Drive**
- **Renovate two large underutilized storage rooms in west end of Moses Jackson Building into a Fitness Room and Weight Room**
- **Replace windows in Moses Jackson Center**



GRANT CENTER GYMNASIUM PROJECT SCOPE

- **Site behind Moses Jackson Center chosen because:**
 - Synergies would be created by co-locating the gymnasium with the new fitness and weight rooms, and with the existing kitchen and dining area
 - Existing Grant Center would remain in use and be fully operational during construction of the new gymnasium.



GRANT CENTER GYM SITE PLAN

Covered
Walkway

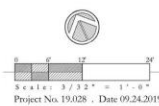
Renovation
of West End

West Street

Barnes Drive

New Grant Center
Gymnasium

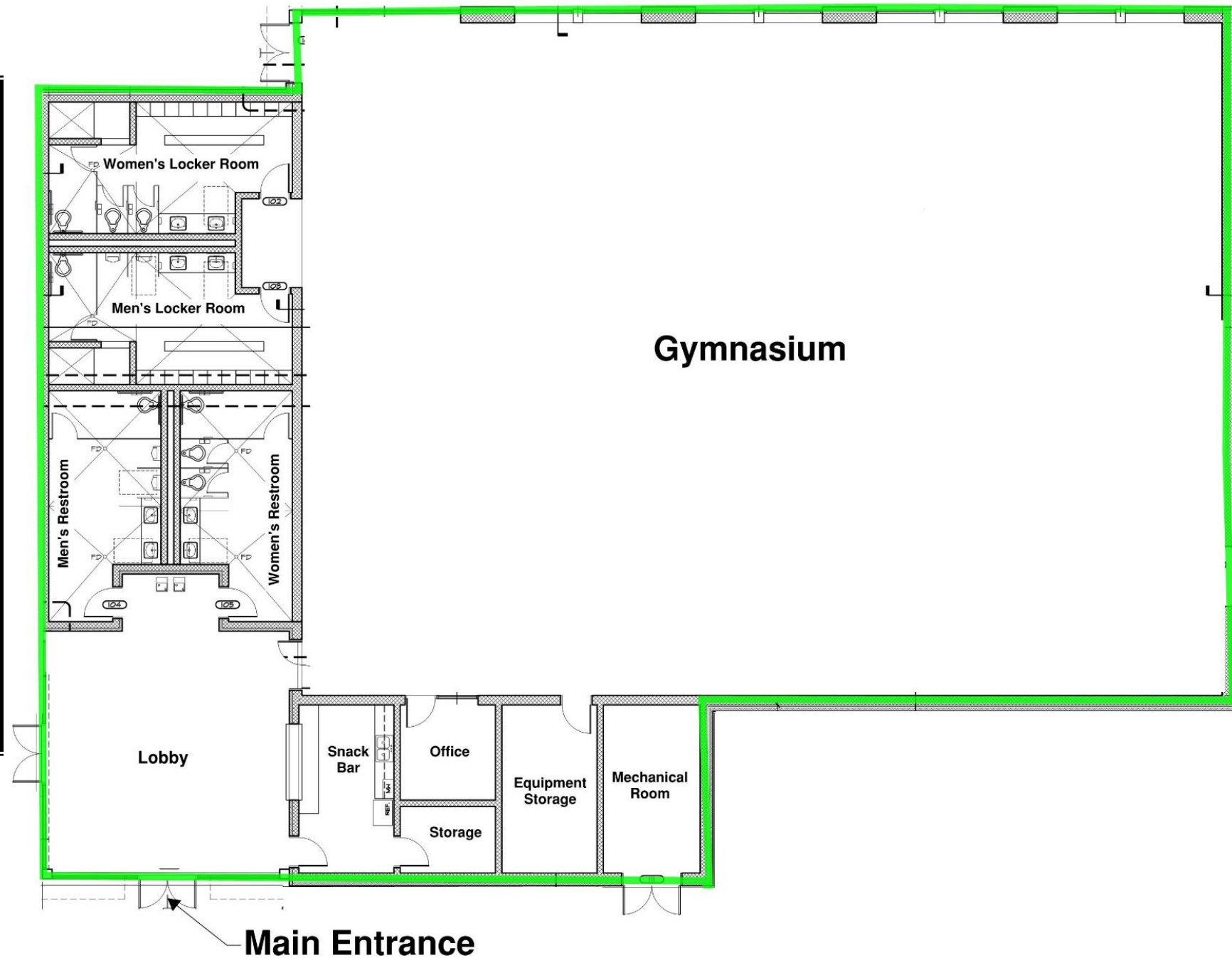
Moses Jackson Center



Proposed Floor Plan
THE GRANT CENTER GYMNASIUM
Savannah, Georgia

GRANT CENTER GYMNASIUM

Design – Floor Plan



GRANT CENTER GYMNASIUM ARCHITECT'S RENDERING



GRANT CENTER GYMNASIUM ARCHITECT'S RENDERING



GRANT CENTER GYMNASIUM

Project Budget

Funding:

- \$2,000,000 – SPLOST VI
- \$2,500,000 – SPLOST VII

Estimated Project Costs:

- Survey & Geotech \$ 7,500
- Design \$ 210,000
- Construction \$ 3,840,000
- Other Costs \$ 442,500
(Furniture, IT Equipment, Construction Testing, GA Power Lighting, Water & Sewer Fees, Contingency, etc.)
- Total \$ 4,500,000



GRANT CENTER GYMNASIUM – CONSTRUCTION PHOTOS

Groundbreaking December 1, 2021



GRANT CENTER GYMNASIUM – CONSTRUCTION PHOTOS



GRANT CENTER GYMNASIUM – CONSTRUCTION PHOTOS



***Anticipated
construction
completion
December
2022/January
2023**

May 24, 2022 Drone Photo



DELAWARE CENTER RENOVATION

*Capital Project
Update*



DELAWARE CENTER RENOVATION PROJECT SCOPE – EXTERIOR OF BUILDING



- **Develop new entrance for the front door of the building to make entry more prominent**
- **Repaint exterior including wood trim at overhang and fascia**
- **New landscaping**
- **Replace exterior windows and remove bars & screens**



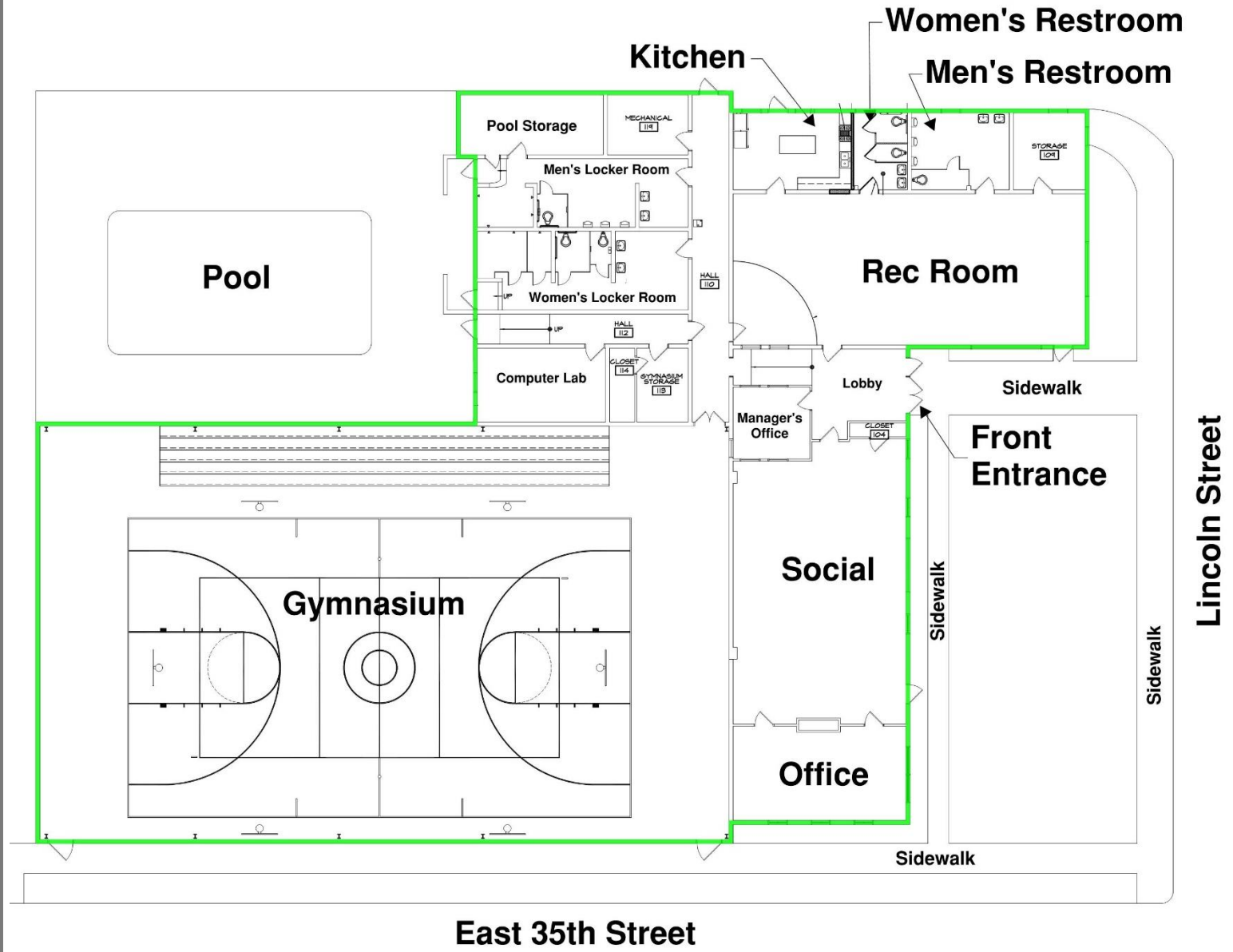
DELAWARE CENTER RENOVATION PROJECT SCOPE – INTERIOR OF BUILDING

- **Remove and replace existing flooring and base, lay-in ceilings, doors, and toilet partitions**
- **Develop new paint scheme to repaint the vertical surfaces in the building**
- **Review and modify existing mechanical, electrical, and plumbing systems as needed**
- **Enlarge computer lab**



DELAWARE CENTER RENOVATION

Design



DELAWARE CENTER RENOVATION

Project Budget

Funding:

- \$1,600,000 – SPLOST VI

Estimated Project Costs:

- Survey \$ 5,000
- Design \$ 100,000
- Construction \$ 1,335,000
- Other Costs \$ 160,000
(IT, A/V & Computer Equipment, etc.)
- Total \$ 1,600,000



DELAWARE CENTER RENOVATION- PHOTOS



***Anticipated construction completion
August 2022**



FERNWOOD BRIDGE REPAIRS

*Capital Project
Update*



FERNWOOD BRIDGE REPAIRS PROJECT SCOPE

- Repainted the bridge girders
- Replaced the bridge deck
- Replaced the handrail
- Placed a clear coat on the new decking and handrails
- Total cost was \$8,475
- Construction completed May 2022



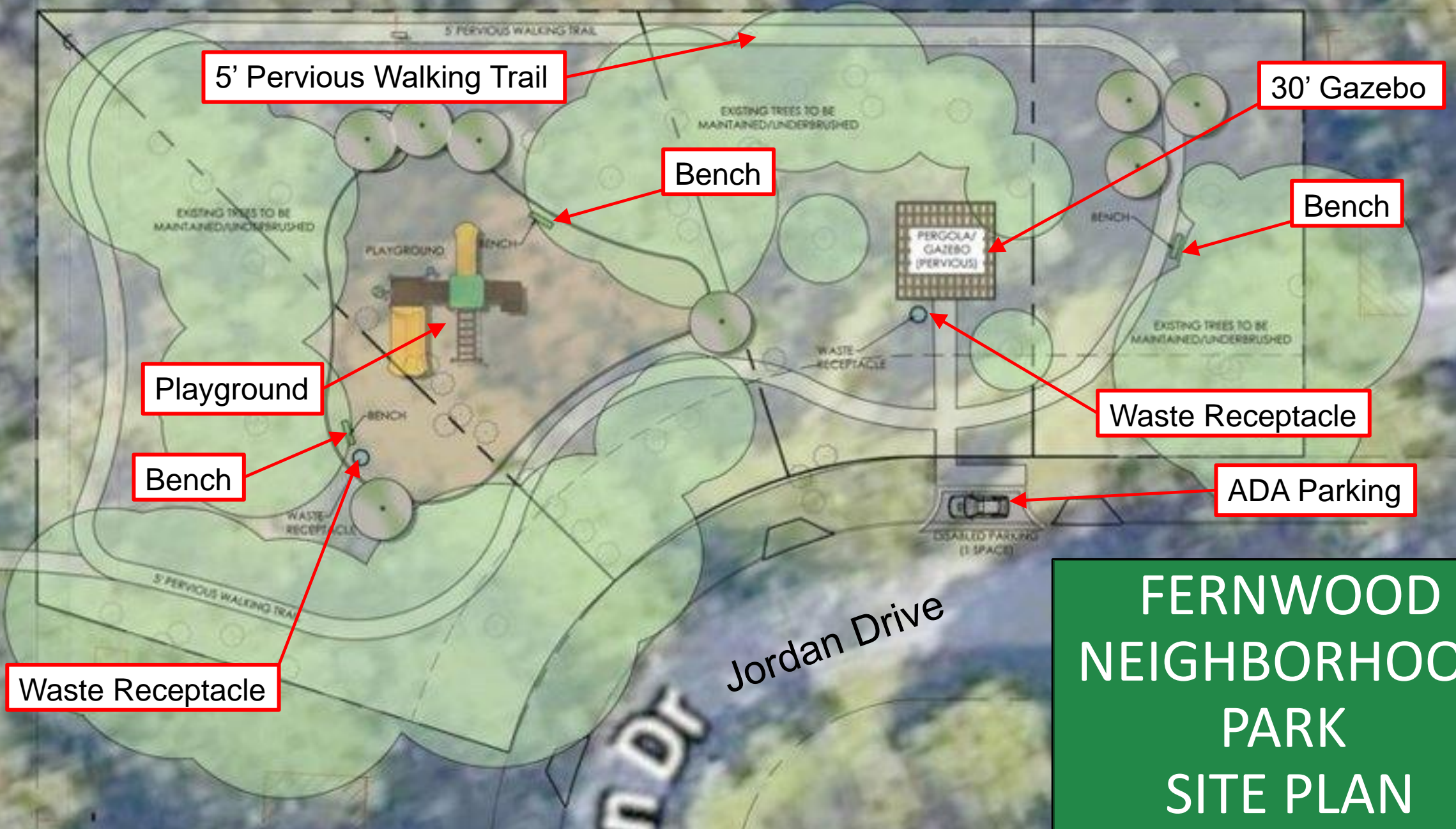
FERNWOOD BRIDGE DECK REPLACEMENT - PHOTOS



FERNWOOD NEIGHBORHOOD PARK

*Capital Project
Update*





5' Pervious Walking Trail

30' Gazebo

Bench

Bench

Playground

Waste Receptacle

Bench

ADA Parking

Waste Receptacle

FERNWOOD
NEIGHBORHOOD
PARK
SITE PLAN

FERNWOOD NEIGHBORHOOD PARK PROJECT SCOPE

- **Four (4) FEMA Lots**
- **Design & Permitting Complete**
- **Next step: procurement**
- **Following FEMA approval, 3 months is estimated to complete construction**



FERNWOOD NEIGHBOR- HOOD PARK

Project Budget

Funding:

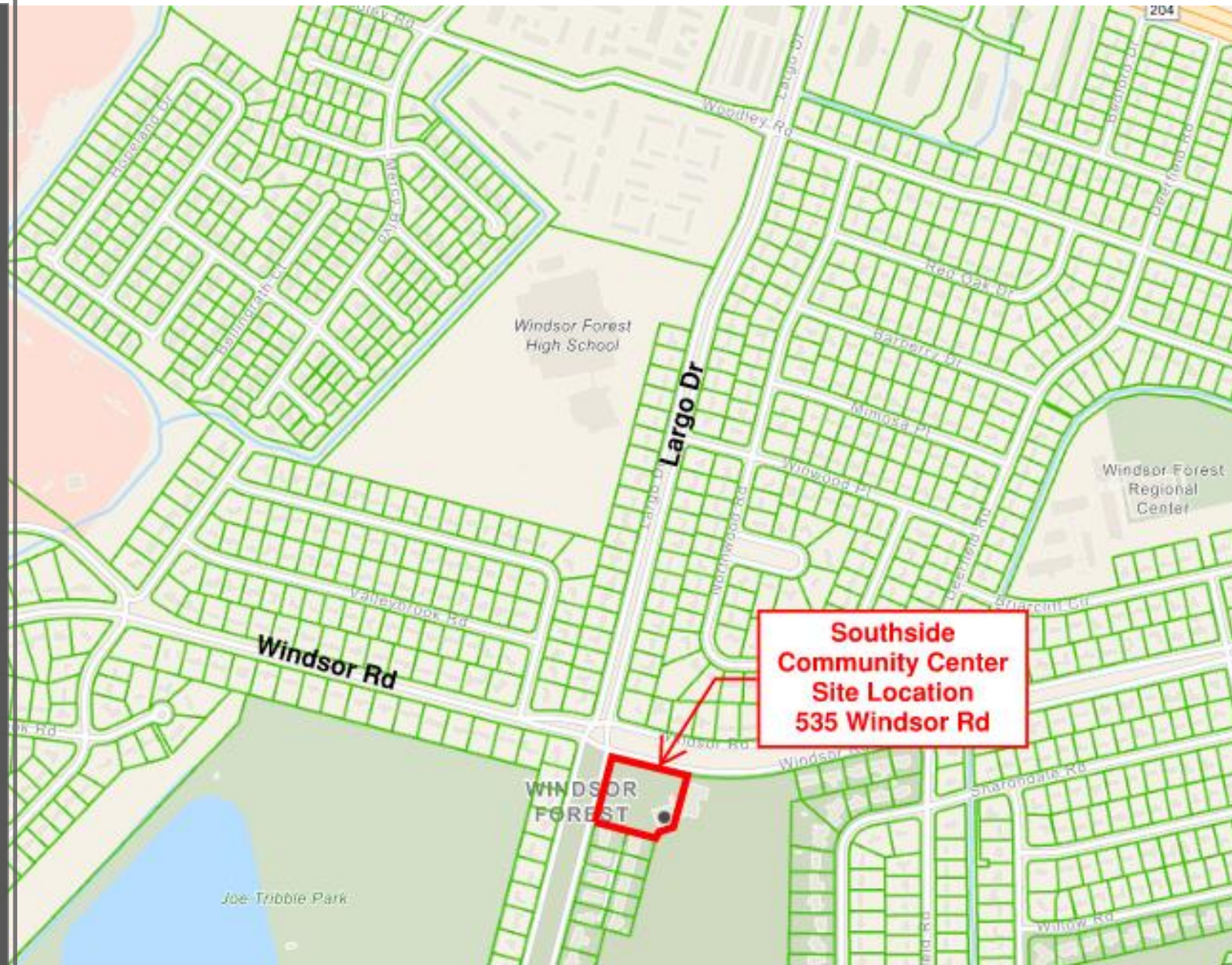
- **450,000 – SPLOST VI**

Estimated Project Costs:

- | | |
|-----------------------|-------------------|
| • Survey | \$ 5,440 |
| • Design | \$ 35,765 |
| • Construction | \$ 325,000 |
| • Other Costs | \$ 83,795 |
| • Total | \$ 450,000 |

SOUTHSIDE COMMUNITY CENTER

*Capital Project
Update*



SOUTHSIDE COMMUNITY CENTER PROJECT SCOPE

- **Construction of a new community center on the southside of Savannah**
- **Lot owned by the City of Savannah, approx. 2 acres**
- **Use of existing parking lot to allow 49 parking spaces**
- **Exact programming being developed & alternative site plans being explored**



View from Largo Drive

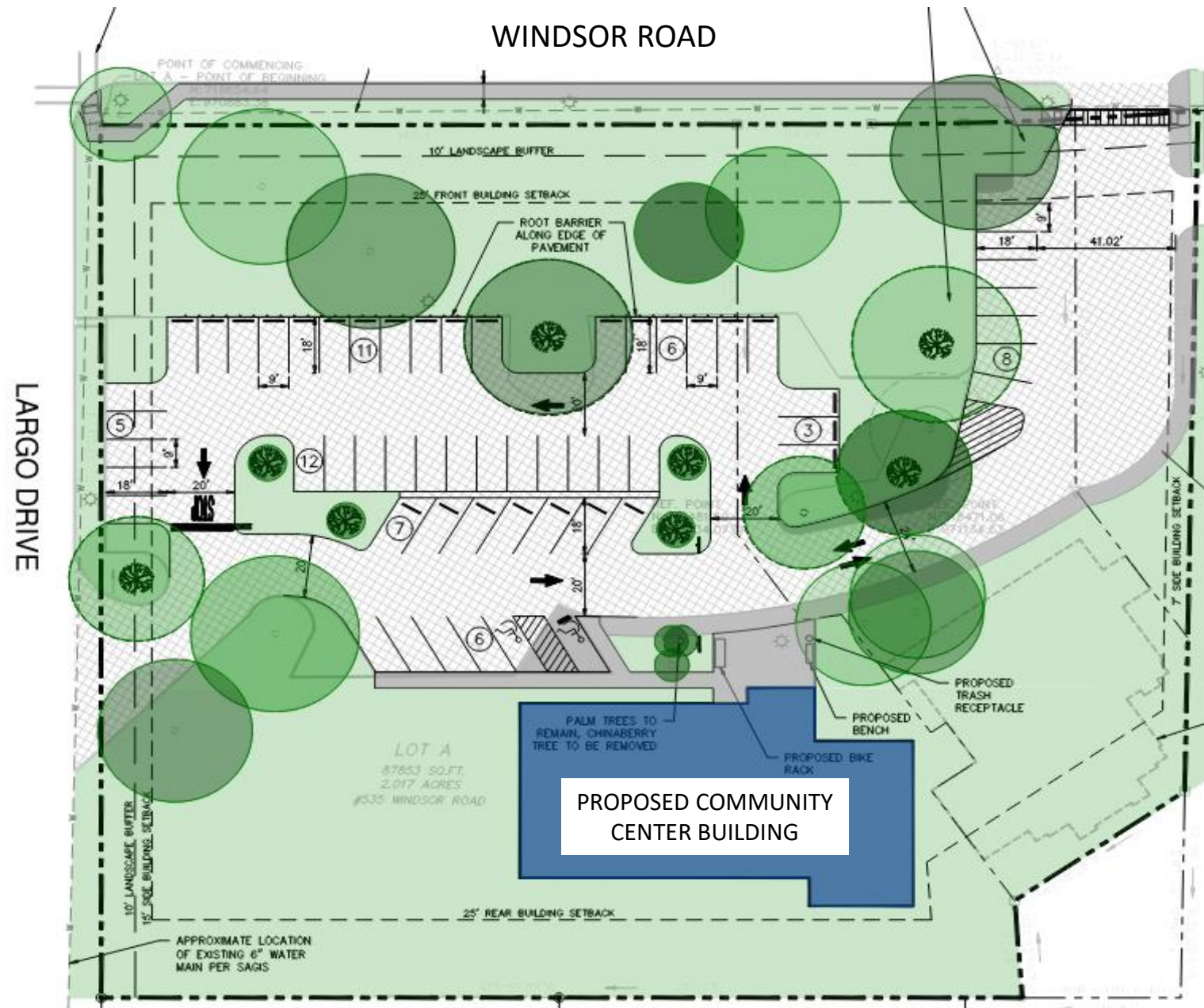


View from Windsor Road



SOUTHSIDE COMMUNITY CENTER

Concept Plan



SOUTHSIDE COMMUNITY CENTER

*Project Budget &
Schedule*

Funding:

- \$1,000,000 - SPLOST VII
- \$4,000,000 - GENERAL FUNDS

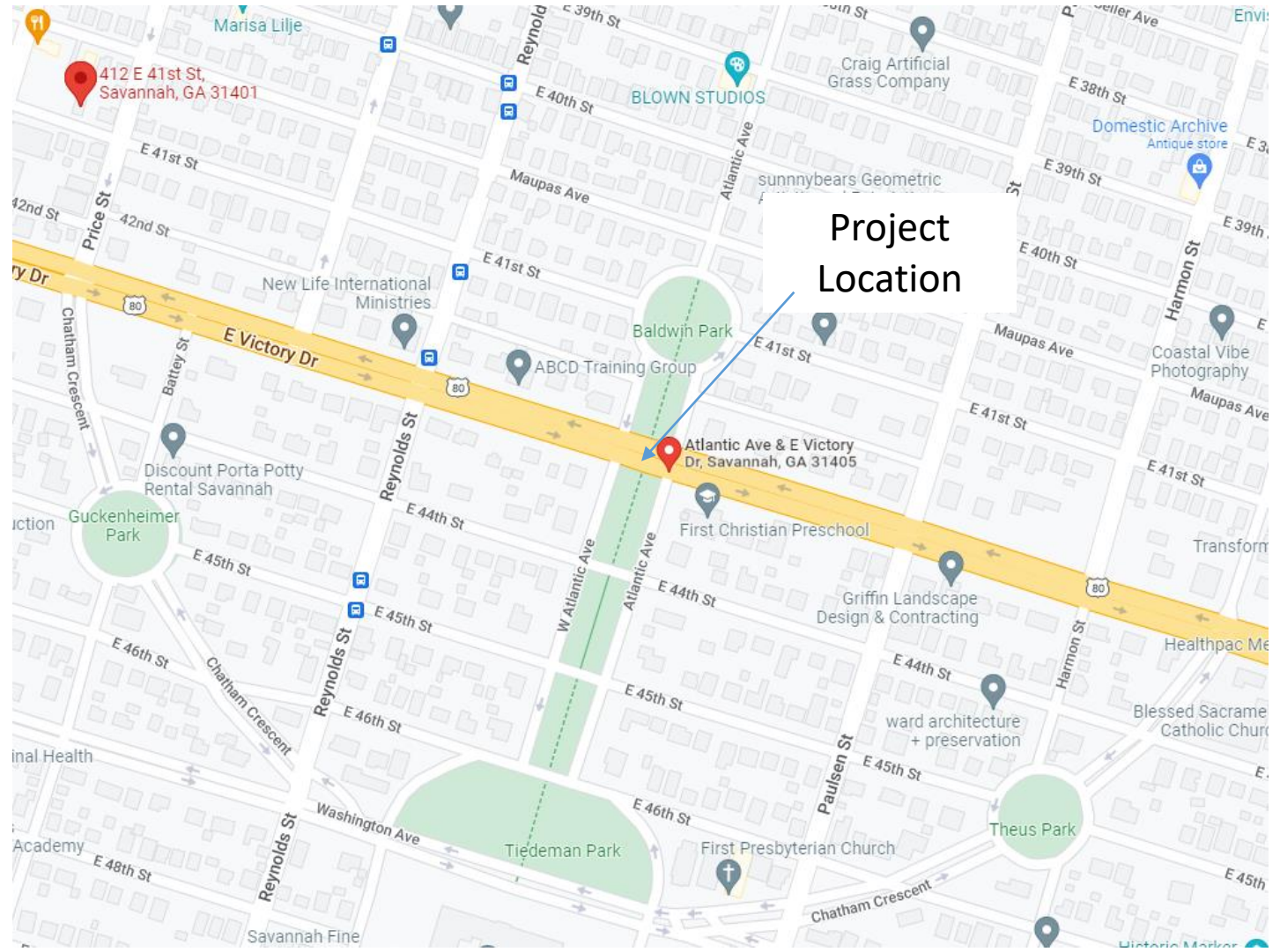
Estimated Project Budget:

- Total \$5,000,000
- **Following Community Engagement, 2.5 – 3 years is estimated to complete construction**



Atlantic Mall at Victory Drive

Capital Project Update



ATLANTIC MALL AT VICTORY DRIVE PROJECT SCOPE

- Phase 1 included enhancements to the south side of Atlantic Mall at Victory Drive to restore historical aspects
- Phase 1 work included sidewalk replacement, new lighting, and repairs to the historic stairs, curbing, and entry walls
- Phase 1 construction work cost \$97,931
- Phase 2 work will include the pedestrian crossing on Victory Drive and additional road work



ATLANTIC MALL AT VICTORY DRIVE PROJECT AWARD

**The project won a
President's Award
from the
Historic Savannah
Foundation
in May 2021**



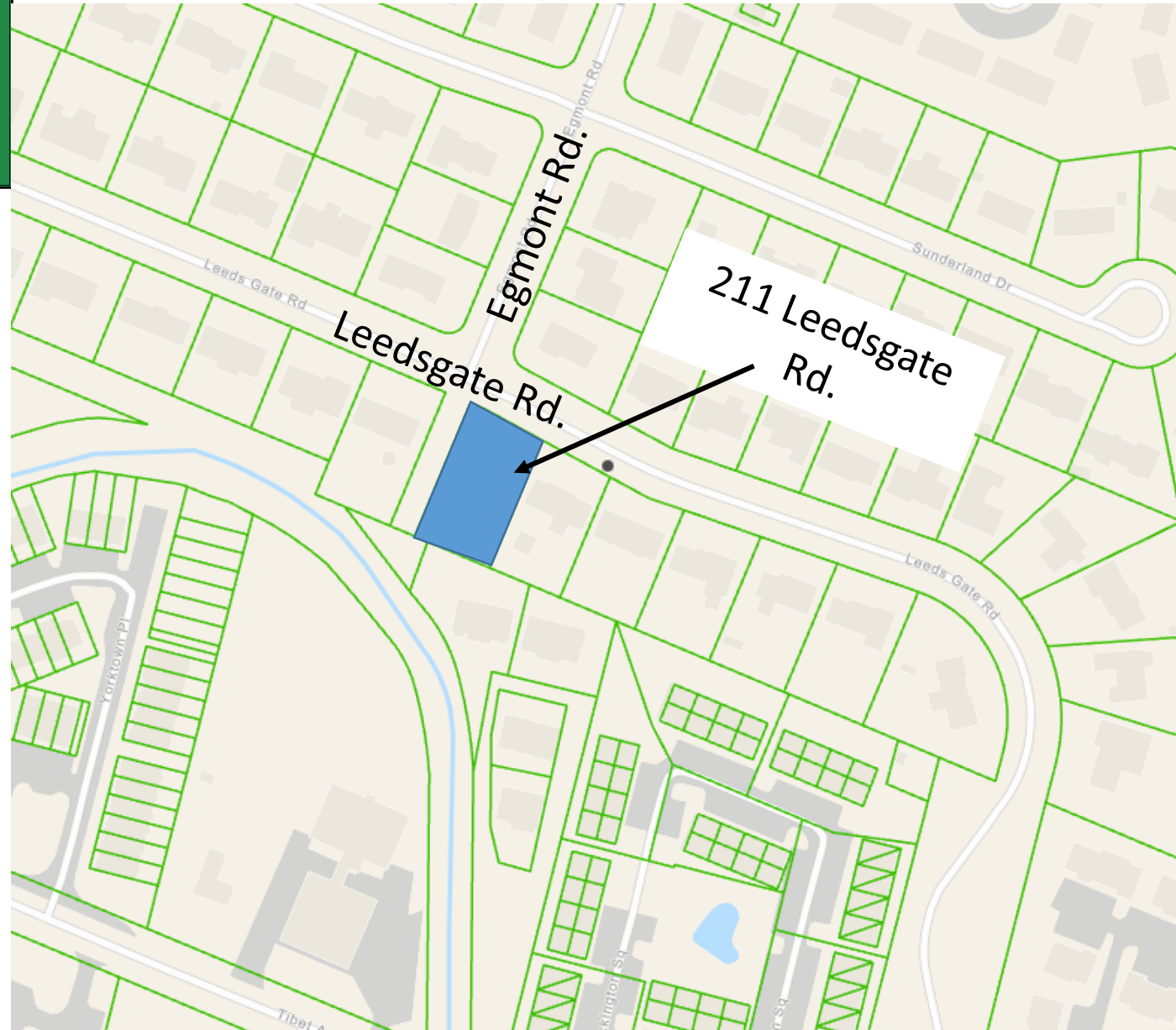
LEEDSGATE GAZEBO

Capital Project Update



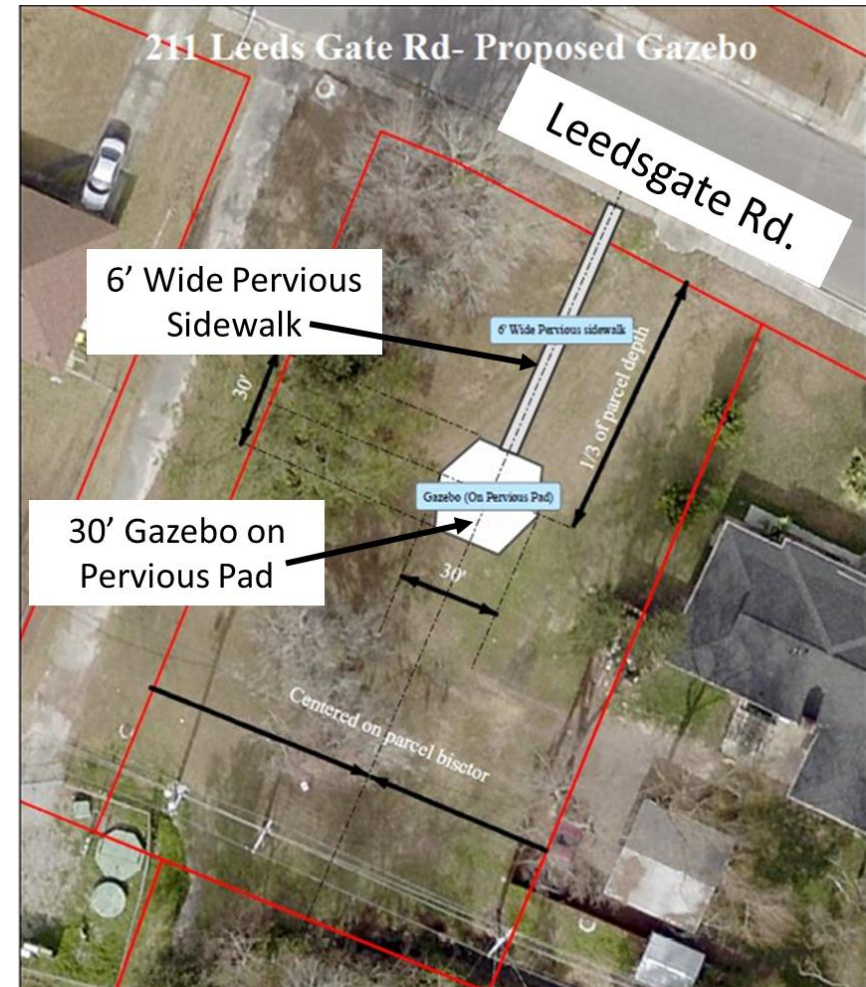
LEEDSGATE GAZEBO PROJECT SCOPE

- **FEMA Lot at
211 Leedsgate Rd.**
- **Gazebo with a pervious
concrete pad & sidewalk
access**



LEEDSGATE GAZEBO PROJECT SCOPE

- **FEMA approval has been received**
- **Construction work is currently being priced through the state contract**
- **\$160,000 Project Budget (Funded)**

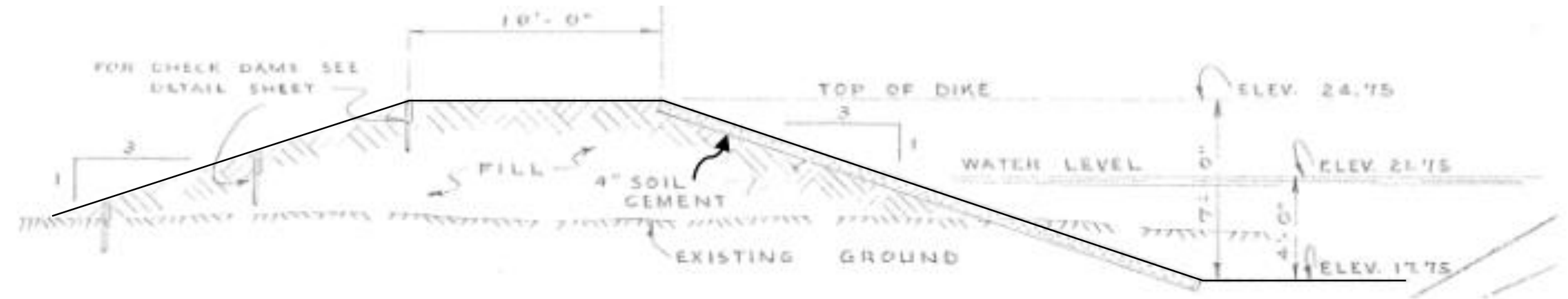


Joe Tribble Park Repairs

Capital Project Update



JOE TRIBBLE PARK – POND AS-BUILT CROSS SECTION



EXISTING DIKE SECTION (Oxidation Pond Grading, T&H Engineers, 1958)

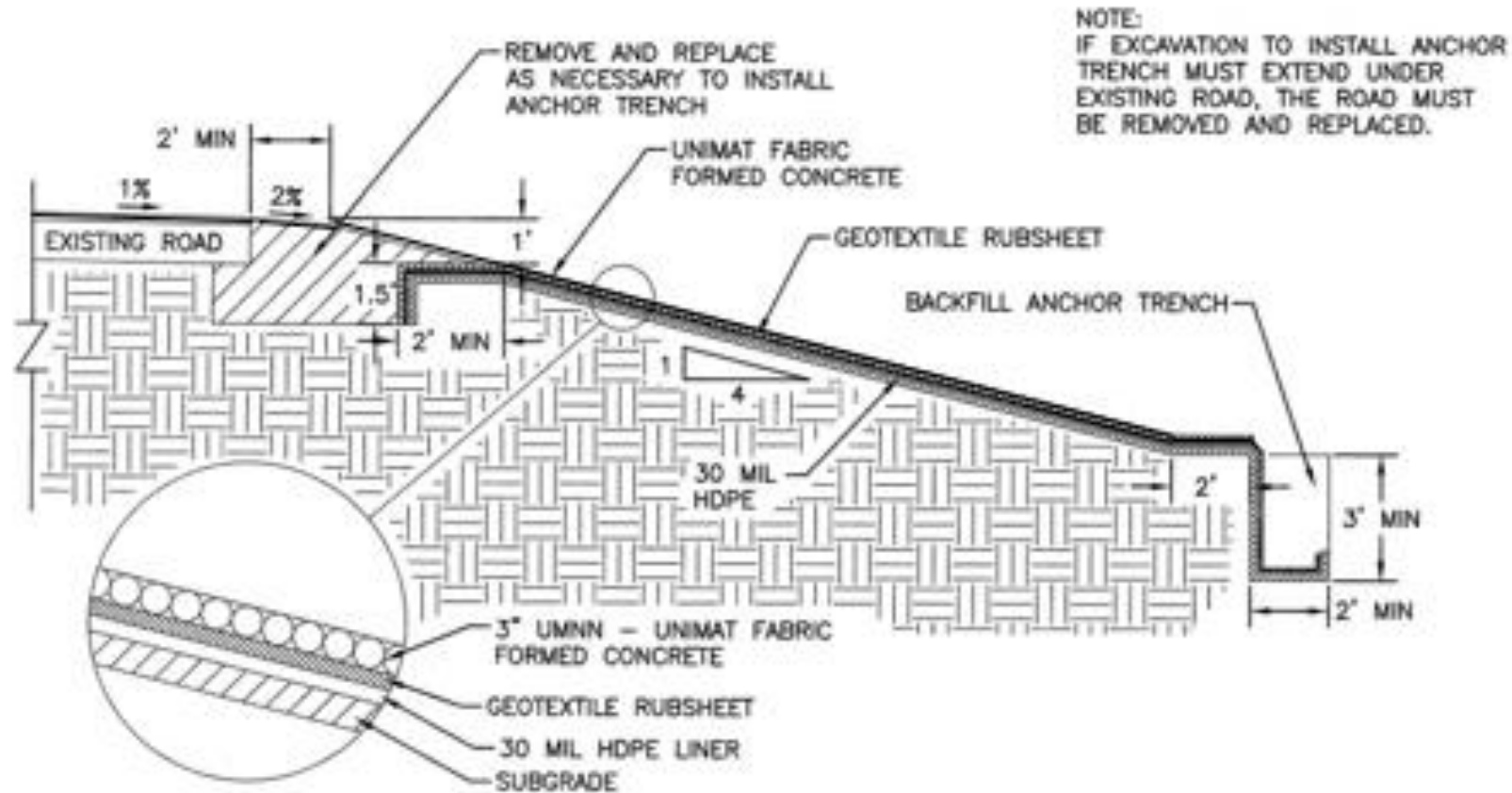


JOE TRIBBLE PARK – 2005 BREACH

- Breach of October 5, 2005
- Complete washout to bottom
- Embankment soils are sands
- A ductile iron sewer line



JOE TRIBBLE PARK – 2006 BREACH REPAIR CROSS SECTION



SECTION OF SLOPE PROTECTION
(Windsor Forest Lake Improvement Breach Repair, Hussy Gay Bell & DeYoung Inc, 2006)



JOE TRIBBLE PARK REPAIRS PROJECT HISTORY

- **The water level in the pond at Joe Tribble Park began dropping, and then completely drained in 2022**
- **A geotechnical engineer determined the water loss was caused by internal erosion at the bottom of the embankment**
- **The geotechnical engineer is currently working to design a long-term solution**



JOE TRIBBLE PARK - SITE PHOTOS



Holes in the bottom of the pond formed a **network of water exiting points**



Voids tunnel



Void at more than 5 feet in depth and goes below the embankment



Remaining Special Purpose Local Option Sales Tax (SPLOST) Projects*

**Excluding SPLOST 7 (2020 – 2026)*

REMAINING SPLOST PROJECTS – SPLOST 4 AND 5

SPLOST 4 2003-2008

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

STATUS

Ongoing
Under Construction
Under Construction
Under Construction
Under Construction

SPLOST 5 2008-2014

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

STATUS

In Design
In Design
In Design
Under Construction



REMAINING SPLOST PROJECTS – SPLOST 6

SPLOST 6 2014-2020

- Wireless/Fiber Infrastructure
- Atlantic Park Improvements
- Traffic Calming Devices
- Wheelchair Access Ramps
- Savannah Children's Museum
- Leedsgate Community Improvements
- Highlands Park Development
- Project Derenne (Derenne Avenue Widening)
- Drainage Box Rehabilitations
- Placentia Basin Drainage Improvements
- Pedestrian Wayfinding Signage
- Grant Center Gymnasium
- Riverwalk Extension at Marriot
- Victory Drive Corridor Improvements

STATUS

In Planning
In Planning
Ongoing
Ongoing
In Design
In Design
In Design
In Design
Under Construction
Under Construction
Under Construction
Under Construction
Under Construction
Under Construction



ARPA* CAPITAL PROJECTS FUNDED IN 2022 BUDGET

**American Rescue Plan Act*

Project Name

- Recreation Reimagined
- Tide to Town
- Joint Public Safety Facilities
- Southside Community Center
- Stormwater Pump Station Rehab
- Police Headquarters Phase II
- Waters Avenue Savannah Impact

Status

Planning/Ongoing
Planning
Planning
Planning
In Design
Construction

Budget

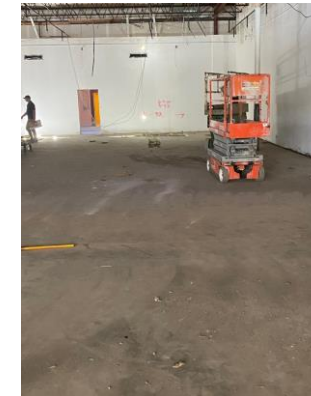
\$4,000,000
\$4,000,000
\$6,400,000
\$4,000,000
\$1,000,000
\$2,500,000
\$3,000,000



Recreation Reimagined



Waters Avenue Savannah Impact Buildout



QUESTIONS?

