

City Hall, Denton, Texas

City Hall West Rehabilitation

Public Meeting
September 10, 2018
5:30 -7:30 p.m.

Patterson-Appleton
Arts Center



Presentation Overview

- Steering Committee Introductions
- Project Background and History (City of Denton)
- Conceptual Design (Craig Melde, Architexas)
- Conceptual Business Plan (Joanna St. Angelo)
- Open House Format
 - Comment Card



Fire Engines 12, 13 & 16
Boosters 15 & 18
at Old Central Fire Station 1958

East Elevation



North Elevation



Northwest/Southwest Oblique



South Elevation



Project Background and History

- 1927- Spanish Renaissance Revival Style
- Approx. 24,600 square feet
- Vacated Nov. 2016
- Recorded Texas Historic Landmark
- Approx. \$1.1M of deferred maintenance
- Prior Renovations
 - 1960s- Central Fire Station
 - 1984- Police Station
 - 1995- Planning and Development



Project Background and History

- Architexas - June 2017
- Council Options - Aug. 2017
 - Establish Steering Committee
 - Removed option to renovate exterior only
- CHW Steering Committee - Nov. 2017
 - 24 member committee
 - Seven meetings held from Dec. 2017 to Aug. 2018

Project Background and History

Charge: To consider and advise the City Council on:

- 1) Whether and to what extent CHW should be renovated
- 2) Financial options
- 3) Whether to lease CHW to another agency or private developer
- 4) Determine future use or acceptable uses, programs, and/or activities
- 5) Whether to seek or apply for grant funding

Project Background and History

Project goals outlined by the Committee:

- Preserve exterior
- Adapt for community use
- Achieve state and federal standards for rehabilitation
- Rehabilitate significant character defining space, including:
 - East entryway
 - Original auditorium
 - Original fire truck bays

Project Background and History

Project goals continued:

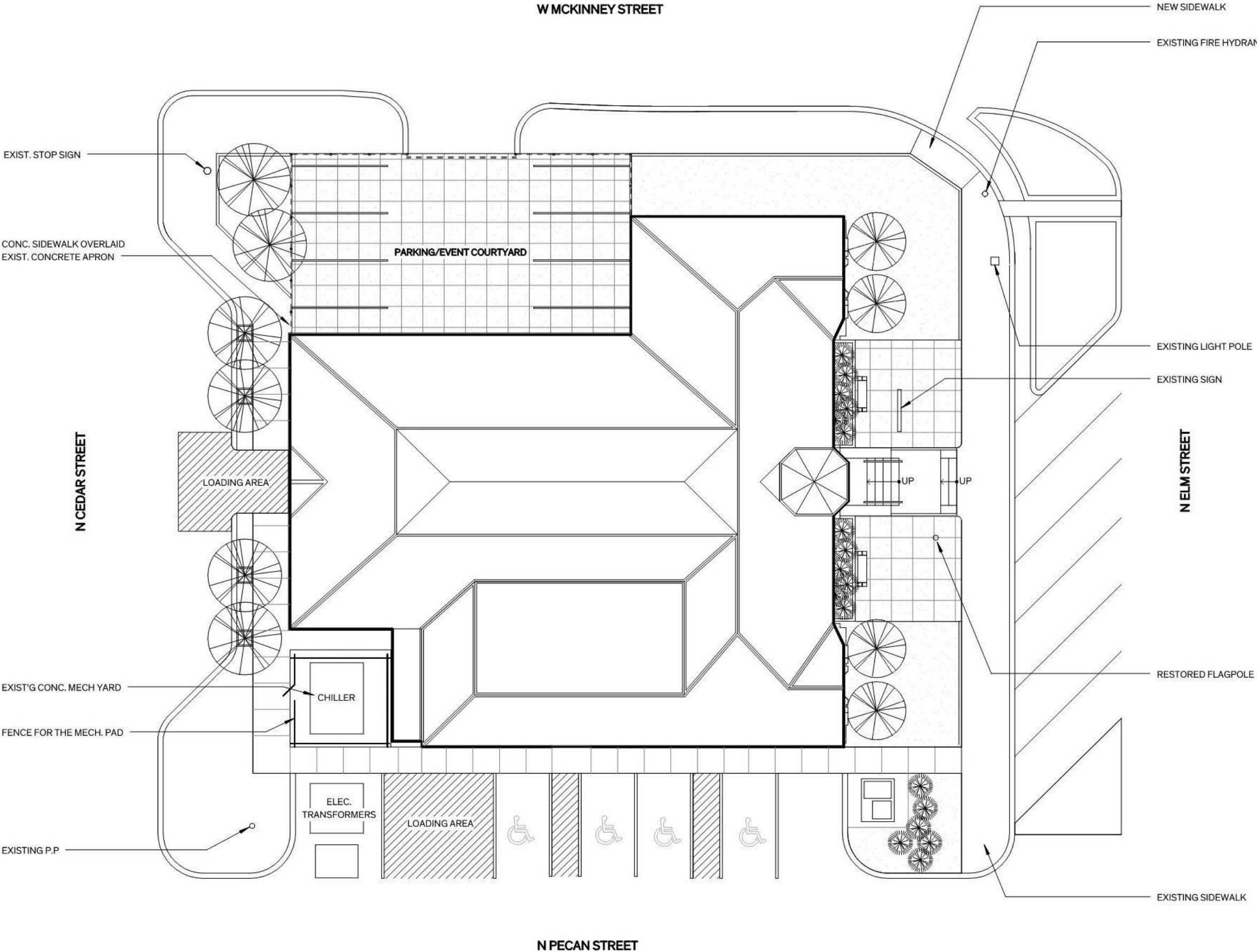
- Meet or exceed high environmental and energy efficiency
- Integrate/connect to downtown district
- Youth friendly
- Civic pride
- Income production to offset operating cost

Project Background and History

Committee Direction - develop a conceptual design and business plan based on a multipurpose community cultural center with the following potential uses:

- Auditorium for theater, weddings, corporate presentations, city meetings, etc.
- Downstairs area for receptions, events, gallery space, museum displays, public meetings, corporate meetings, etc.
- Upper level rooms for rentable office space, artist studios, or other city uses

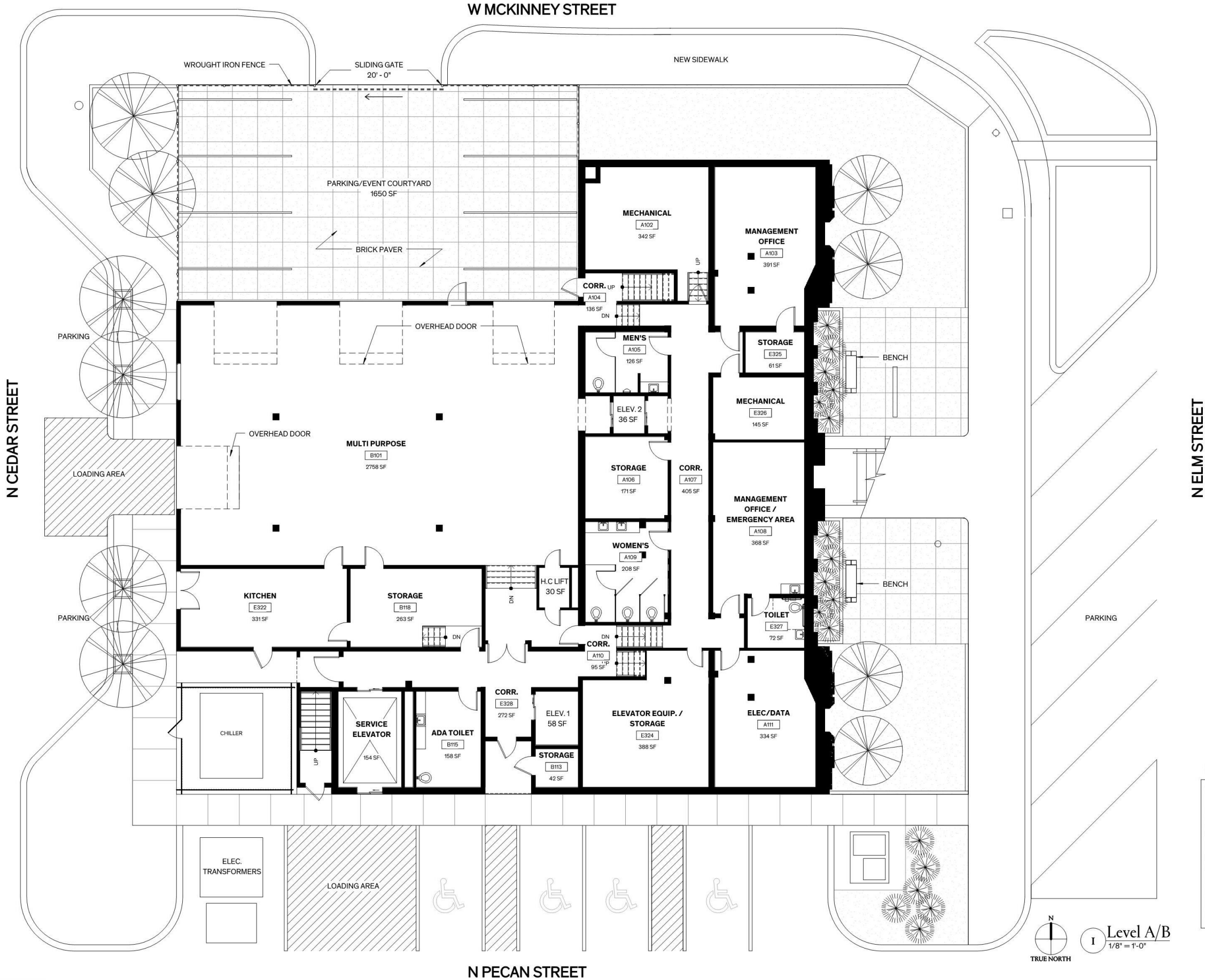
Conceptual Design



Site Plan

- + Landscaped Terrace at Main Entrance
- + Event Courtyard / Parking
- + Loading Zones
- + Improved Public Sidewalks and Landscaping

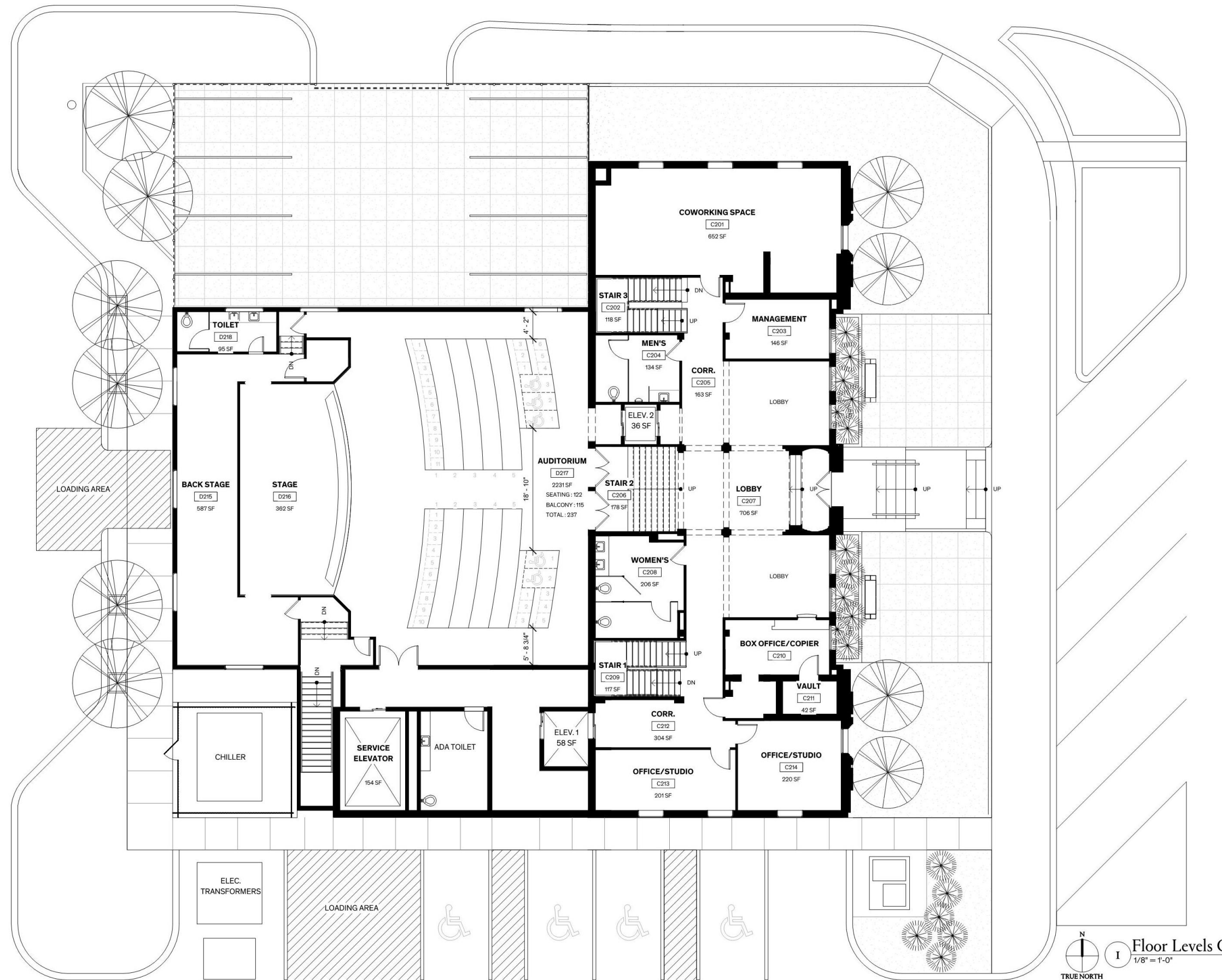
Conceptual Design



First (Lower) Level

- + Event Facility
- + Event Courtyard /Parking
- + Event Facility Kitchen
- + Lease space
- + Accessible Entry
- + Accessible Toilet
- + Service Elevator/Loading
- + Storage
- + Mechanical

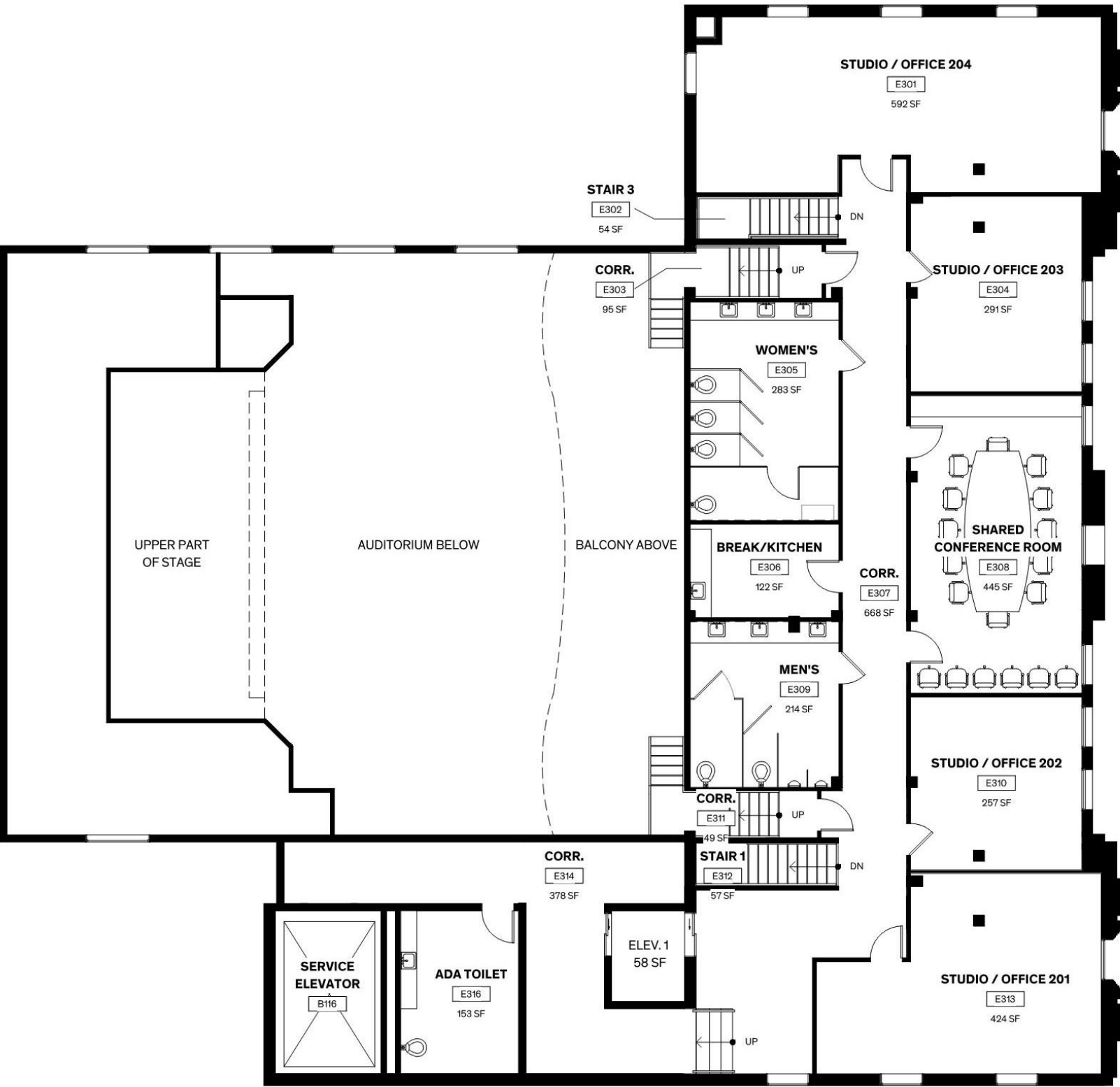
Conceptual Design



Main Level

- + Management Offices
- + Box Office
- + Performance Hall Lobby
- + Performance Hall – 200-250 Seats
w Flexible Seating Lower level
w Backstage & Enlarged Stage
- + Service Elevator
- + Co-Working Space
- + Office or Studio Lease Space
- + Men & Women's Toilets

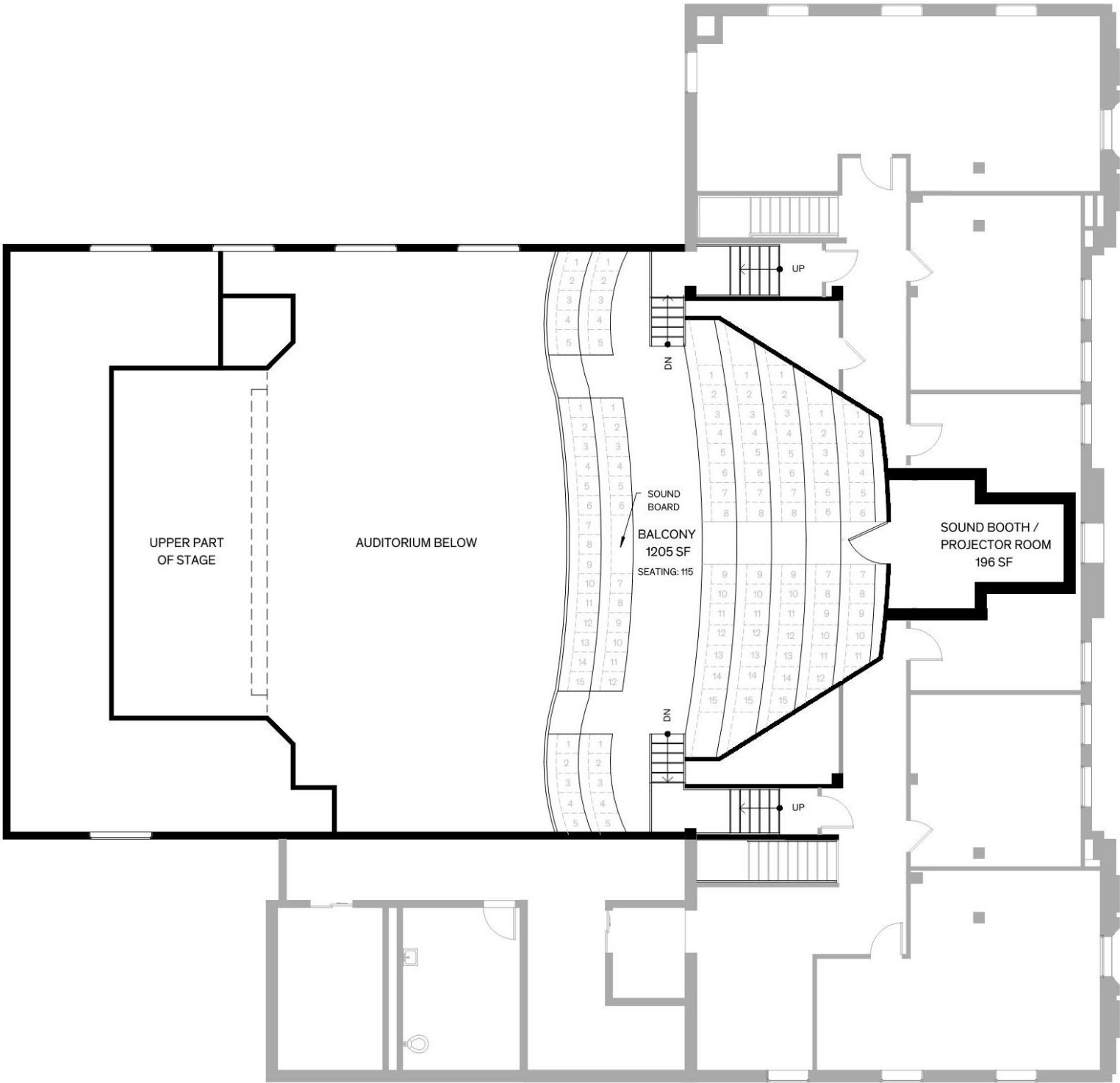
Conceptual Design



Second (Upper) Level

- + Office/Studio Lease Space
- + Shared Conference Room
- + Common Break Room
- + Accessible Toilet

Conceptual Design



Top Level

- + Balcony
- + Projection & Sound Room

Conceptual Design

- Committee Direction - design as a multipurpose community cultural center
- Projected renovation cost - \$6.63M
 - Construction - \$5.69M
 - FF&E - \$380,000
 - Fees, Expenses & Contingency - \$560,000
- Timeline - 2 years for design/construction once funding is available
- Major renovation components:
 - Windows
 - Auditorium
 - Multipurpose room
 - Mechanical (HVAC, Elevators, etc.)
 - ADA compliance

Conceptual Business Plan

- Business plan developed based on:
 - Input from a summer 2018 citizen survey
 - Possible uses dictated by conceptual design
 - Consultant's expertise
- Building uses are flexible to accommodate as much income generating rental opportunities as possible
- Assumes management by a non-profit corporation
- Includes a \$265,000 annual City subsidy

Conceptual Business Plan- Fee Schedule

FACILITY RENTAL SCHEDULE				
SPACE	RESIDENT NONPROFIT	NON-RESIDENT NONPROFIT	COMMERCIAL	PRIVATE RENTAL
ALL PURPOSE ROOM				
REHEARSAL / AUDITION	\$30/HR	\$50/ HR	N/A	N/A
PERFORMANCE	\$250	\$500	\$1,000	N/A
PARTY / RECEPTION	\$350	\$1,000	\$1,500	\$1,500
MTG. / WKSHOP / CONF.	\$30/HR	\$50/ HR	\$150 / HR	N/A
EXHIBITS	\$150/DAY	\$200/DAY	\$500/DAY	N/A
CONFERENCE ROOM/ CLASSROOM				
MEETING	\$25/HR	\$35/HR	\$50/HR	N/A
CLASS/WORKSHOP	\$25/HR	\$35/HR	\$50/HR	N/A
THEATER				
PERFORMANCE	\$300/PER PERF*	\$500 PER/PERF*	\$1000/PER PERF*	\$1,500
TECH/REHEARSAL	\$150/PER DAY*	\$200/PER DAY*	\$500/PER DAY*	N/A
MEETING/WORKSHOP	\$250/1/2 DAY	\$350/1/2 DAY	\$800/1/2 DAY	N/A
RECORDING SESSION	\$250/DAY	\$350/DAY	\$1000/DAY	N/A
SPECIAL				
PHOTOGRAPHY/VIDEO	\$50/HR	\$75/HR	\$100 / HR, \$500/DAY	TBD
YOGA		\$200	N/A	N/A
MULTI-ROOM RENTAL**	TBD	TBD	TBD	TBD
*Multiple Rental Days - Volume Discount Applies TBD				
**Second Room at half price				

Conceptual Business Plan- Revenue

INCOME				
		YEAR 1	YEAR 2	YEAR 3
RENTAL REVENUES-OFFICE AND REHEARSAL/EVENTS	\$	112,800	\$ 143,000	\$ 146,700
SALES AND SERVICE REVENUES	\$	5,000	\$ 7,500	\$ 9,000
PROGRAM REVENUES	\$	-	\$ 8,000	\$ 8,000
FUNDRAISING REVENUES	\$	38,575	38,500	48,050
ENDOWMENT REVENUES	\$	0	\$ 15,000	\$ 35,000
CITY OF DENTON SUBSIDY	\$	260,000	\$ 260,000	\$ 260,000
TOTAL REVENUES	\$	<u>416,375</u>	<u>\$ 472,000</u>	<u>\$ 506,750</u>

Conceptual Business Plan- Expenses

EXPENSE				
BUILDING OPERATIONS	YEAR 1	YEAR 2	YEAR 3	
UTILITIES	57,100	59,700	61,100	
INSURANCE	24,700	25,500	26,300	
MAINTENANCE/SECURITY/REPAIRS	25,710	28,610	31,150	
SUBTOTAL BUILDING OPERATIONS	\$ 107,510	\$ 113,810	\$ 118,550	
PERSONNEL/ADMIN/PROFESSIONAL SERVICES	YEAR 1	YEAR 2	YEAR 3	
PERSONNEL	238,465	257,300	275,300	
OFFICE/PRINTING/POSTAGE	13,800	16,590	19,400	
TECHNOLOGY CENTER	3,600	5,800	6,100	
PROFESSIONAL SERVICES	14,000	14,500	17,000	
SUBTOTAL PERSONNEL/ADMIN/PROF SERVICES	\$ 269,865	\$ 294,190	\$ 317,800	
MARKETING/FUNDRAISING/PROGRAMS	YEAR 1	YEAR 2	YEAR 3	
MARKETING/ADVERTISING	4,500	4,500	5,000	
FUNDRAISING	3,000	3,700	4,200	
PROGRAM/EVENTS	-	17,800	23,200	
SUBTOTAL MKTG, FR, PROGRAM EXPENSE	\$ 7,500	\$ 26,000	\$ 32,400	
CONTINGENCY	YEAR 1	YEAR 2	YEAR 3	
	\$ 31,500	\$ 38,000	\$ 38,000	
TOTAL EXPENSES	\$ 416,375	\$ 472,000	\$ 506,750	

Contact Info

Mark Nelson

Director of Transportation

City of Denton

(940) 349-7702

Mark.Nelson@cityofdenton.com

Charlie Rosendahl

Management Analyst

City of Denton

(940) 349-8433

Charles.Rosendahl@cityofdenton.com

Craig Melde

Sr. Principal Architect

Architexas | www.architexas.com

(214) 748-4561

cmelde@architexas.com

Joanna St. Angelo

Sammons Center Executive Director

Sammons Center | www.sammonscenter.org

(214) 520-7788

Joanna@sammonsartcenter.org

For more information, please visit www.cityofdenton.com and view the quick links section for this presentation, background and an online version of the comment card.