

CIVIC CENTER OPTIONS

Financial Models

Associated Costs and Benefits for Each Option

Analysis of Cost – Benefit Models

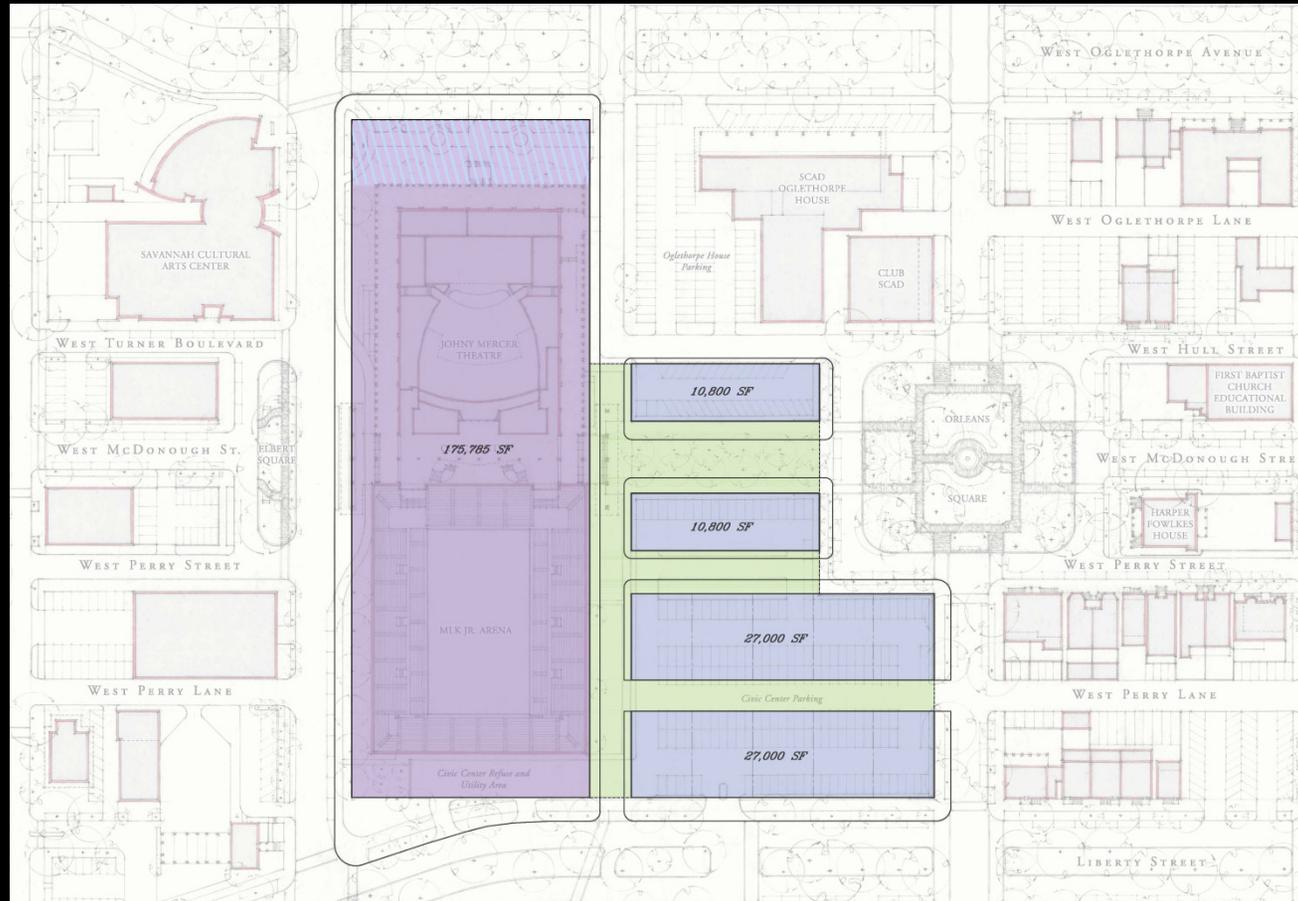
Background

This cost-benefit model analysis has been prepared as a collaborative effort, using comparable cost-per-square-foot analysis of renovations, new buildings, demolitions, and urban streets and public spaces. It is not intended to establish a final budget for the options presented. It is intended to provide a range of probable costs based upon current market conditions. To establish final budgets, extensive design work, as well as establishment of a final scope of work and level of quality would need to be completed.

It is important to note that the cost modeling has been applied equally to all options to support an evaluation of the relative costs and benefits of each.

Contributors to this analysis have included the theatre consulting firm Akustiks, LLC, as well as City of Savannah Departments, including Real Estate Services, Financial Services, Planning, Zoning and Urban Design, and Mobility and Parking Services.

Option 1



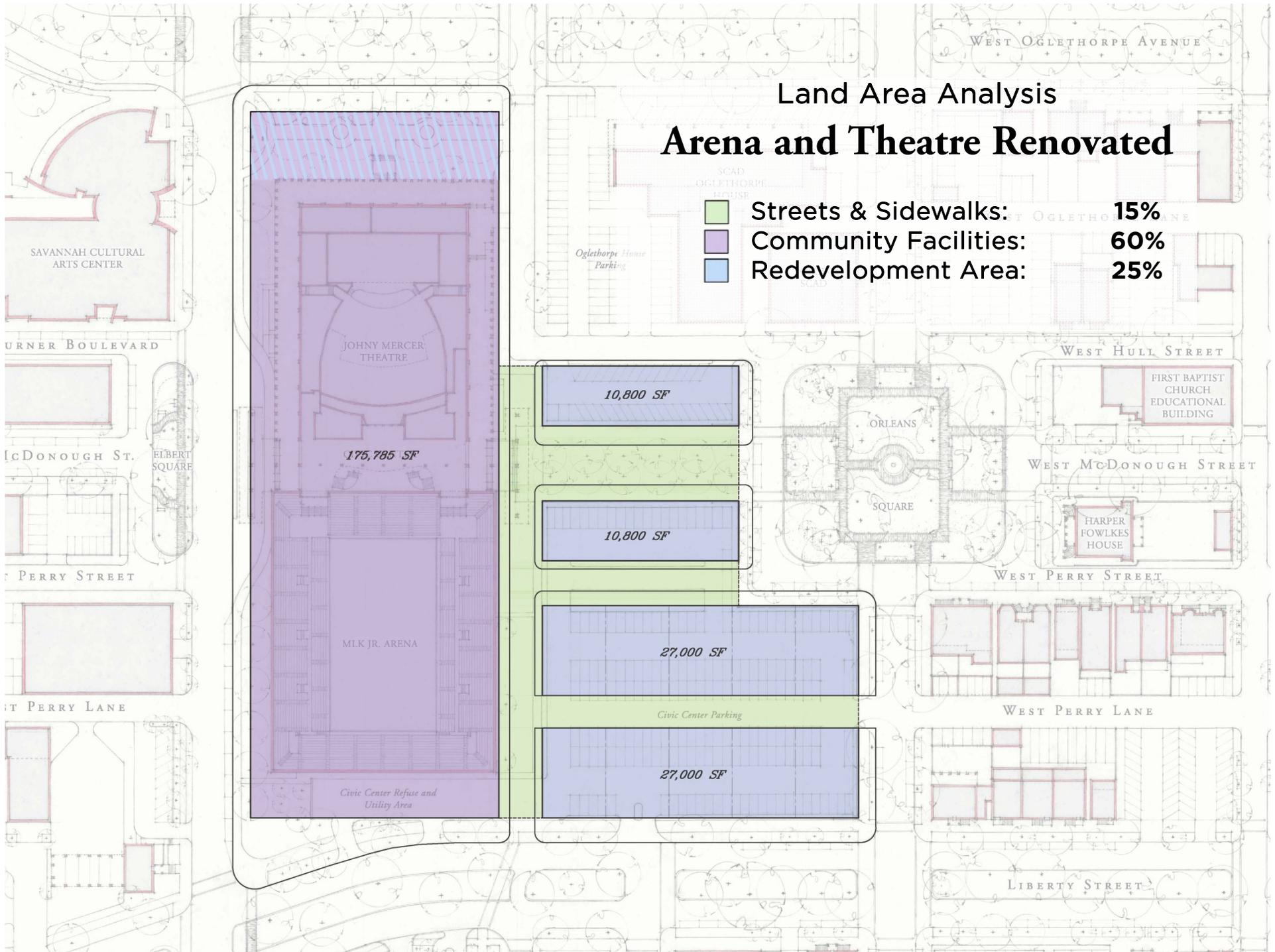
Arena & Theatre Renovated

Option 1

Land Area Analysis

Arena and Theatre Renovated

| | | |
|---|-----------------------|------------|
|  | Streets & Sidewalks: | 15% |
|  | Community Facilities: | 60% |
|  | Redevelopment Area: | 25% |



Option 1 – General Notes

Facility Improvements, Building Envelope, Support Spaces

- Hazardous Materials Remediation
- Energy Efficiency Upgrades
- Tear-Off and New Roof Installation
- Upgrade Restrooms
- Mechanical Modifications and Upgrades
- Replace HVAC System
- Replace / Upgrade Electrical System
- ADA Modifications (elevators, lifts, ramps)
- Upgrade Commercial Kitchen and Concessions
- Reconfigure Service and Loading Area
- Energy Efficiency Upgrades to Envelope

Theatre Improvements

- Theatre Interior Upgrades and Finishes
- Replace Theatre Seating
- New Sound System and Stage Lighting System
- Comprehensive Acoustical Upgrades

Ballroom, Multi-Purpose Rooms and Central Lobby

- Upgrades and Improvements to Interior Finishes, Furnishings and Lighting

Arena Improvements

- Arena Interior Upgrades and Finishes
- Replace Arena Seating
- New Sound System and Lighting System
- Limited Acoustical Upgrades
- Structural Repair and Safety Upgrades

Retail/Mixed-Use Office

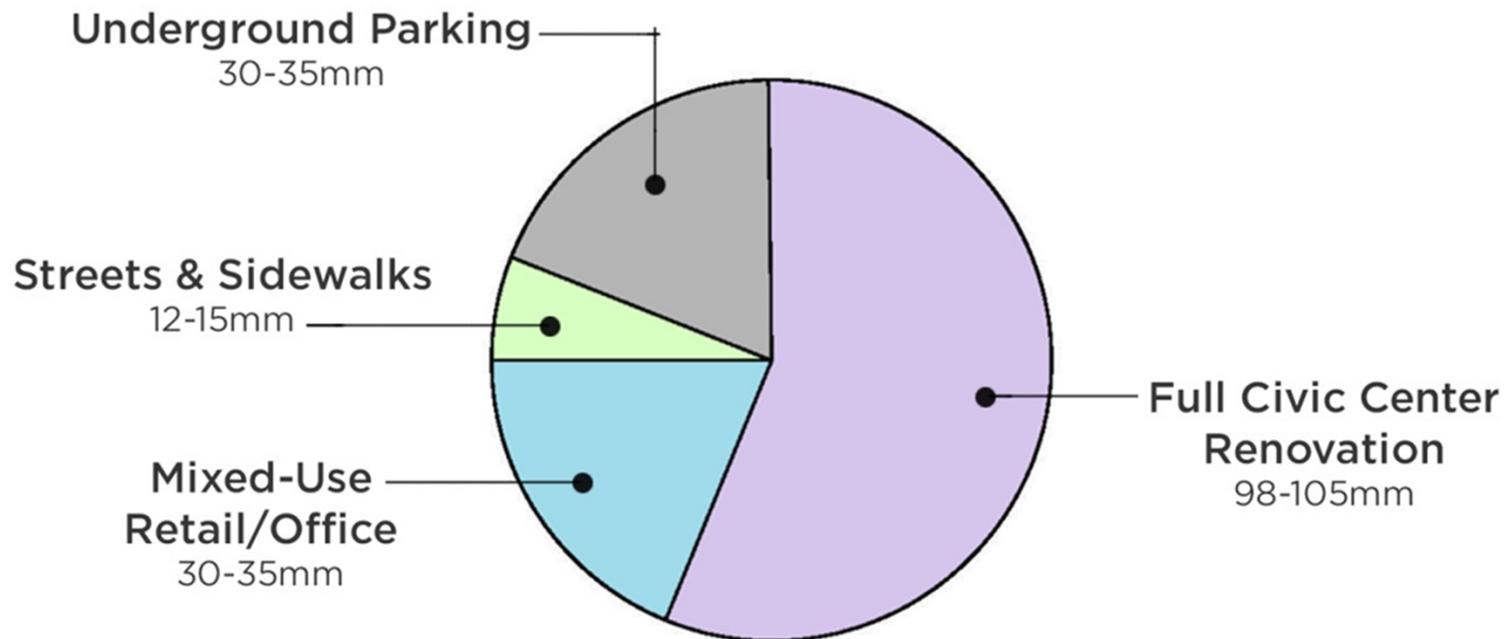
- New Mixed-Use Urban Building Fronting Oglethorpe Avenue
- Retail /Restaurant on Ground Floor
- Mix of Municipal and Private For-Lease Class A Office on Upper Floors

Public Realm

- New Streets and Sidewalks Built to Historic District Standards

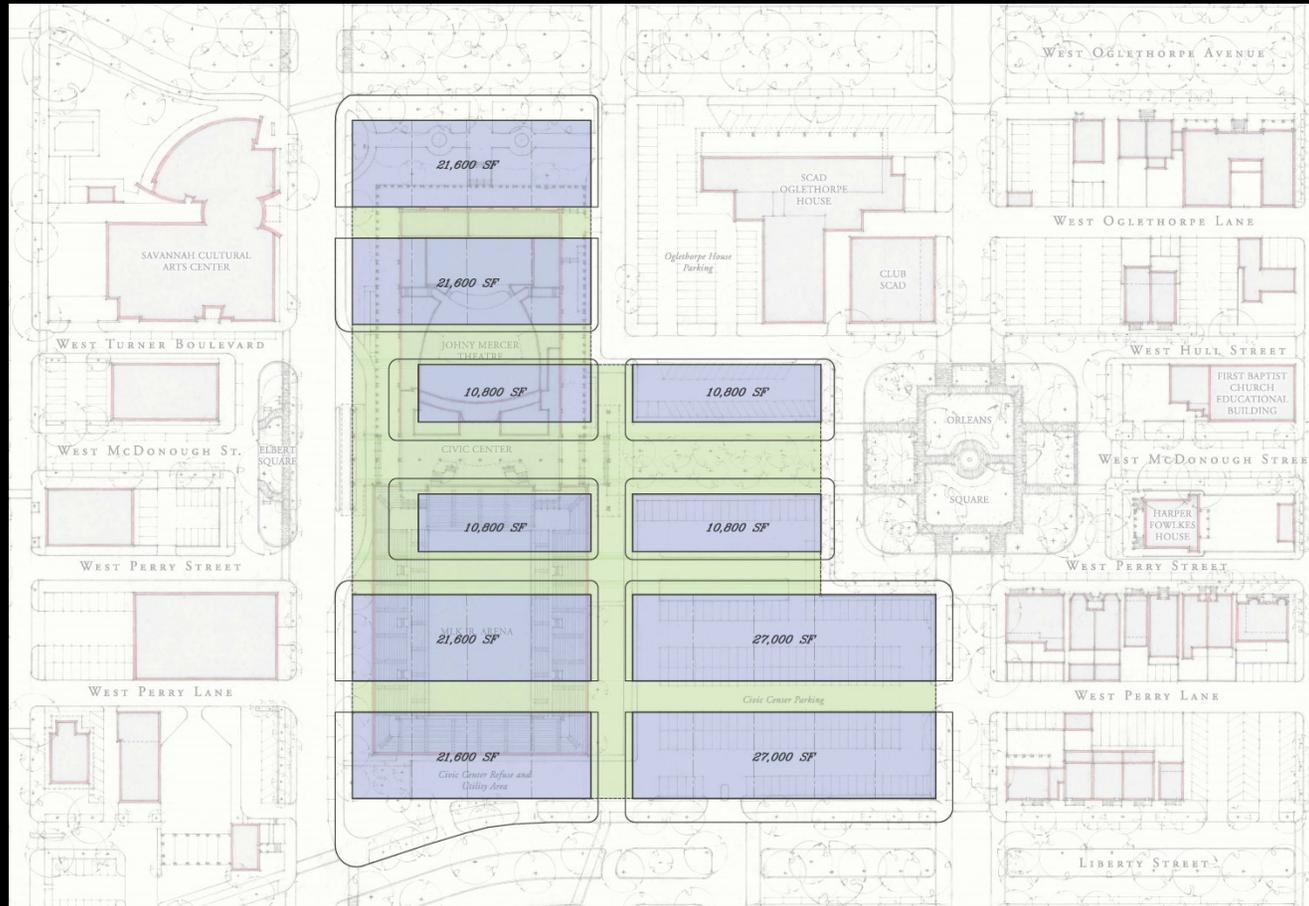
Underground Parking

- New Facility to be Located Below Open Blocks



Option 1
Civic Center Renovation
170-190mm

Option 2



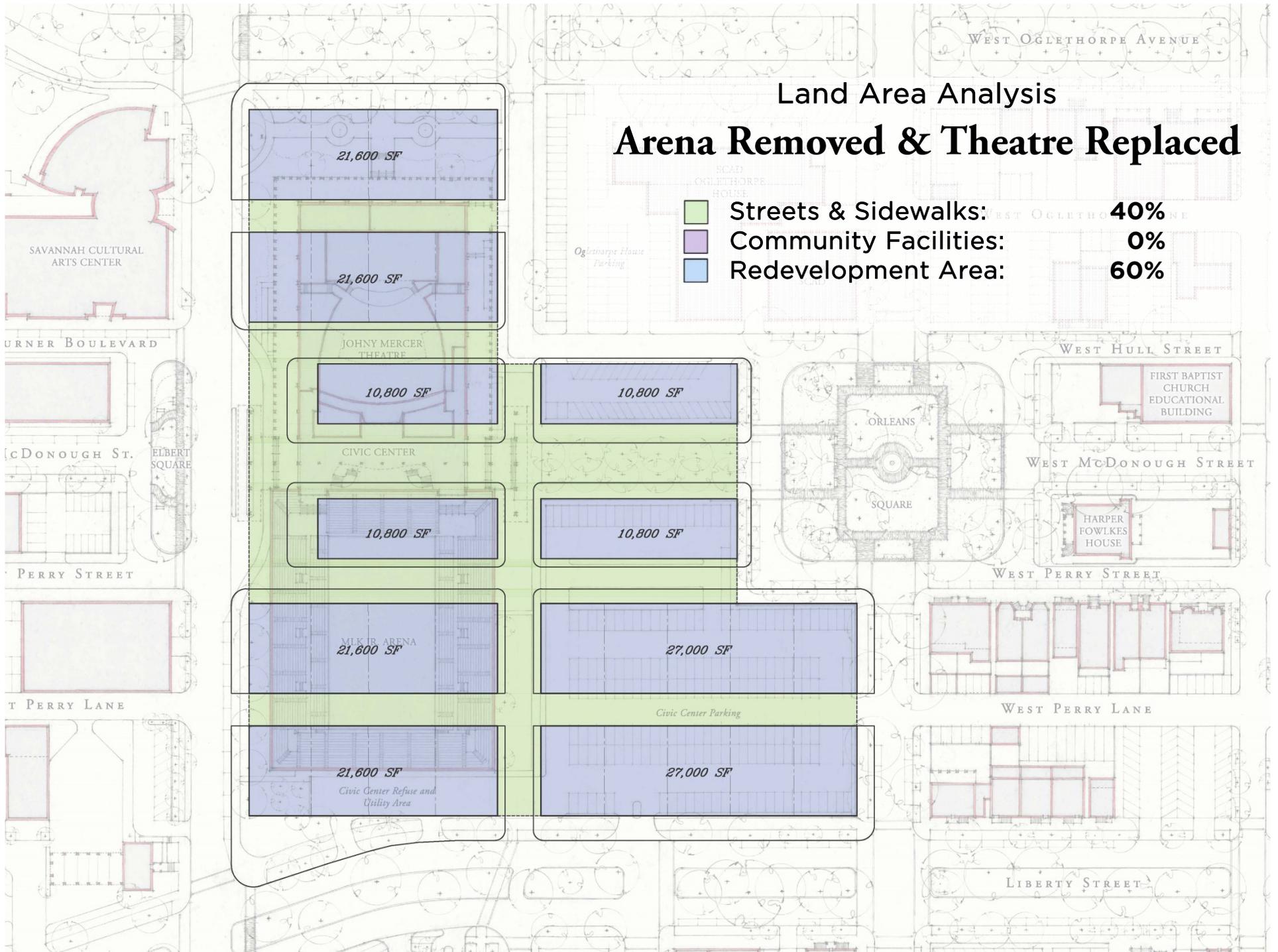
Arena Removed & Theatre Replaced

Option 2

Land Area Analysis

Arena Removed & Theatre Replaced

| | | |
|---|-----------------------|------------|
|  | Streets & Sidewalks: | 40% |
|  | Community Facilities: | 0% |
|  | Redevelopment Area: | 60% |



21,600 SF

21,600 SF

10,800 SF

10,800 SF

10,800 SF

10,800 SF

21,600 SF
MLK JR. ARENA

27,000 SF

21,600 SF
Civic Center Refuse and Utility Area

27,000 SF

Civic Center Parking

SAVANNAH CULTURAL ARTS CENTER

JOHNNY MERCER THEATRE

CIVIC CENTER

ORLEANS

SQUARE

FIRST BAPTIST CHURCH EDUCATIONAL BUILDING

HARPER FOWLKES HOUSE

TURNER BOULEVARD

McDONOUGH ST.

ALBERT SQUARE

PERRY STREET

WEST PERRY LANE

WEST OGLETHORPE AVENUE

WEST HULL STREET

WEST McDONOUGH STREET

WEST PERRY STREET

WEST PERRY LANE

LIBERTY STREET

Oglethorpe House Parking

Option 2 – General Notes

Theatre Replaced on Another Site

New State-Of-The-Art 2,500 Seat Theatre
City to Acquire a Suitable New Site Outside of the
Oglethorpe Plan Area
Include Land Cost for New Theatre

City Offices on Another Site

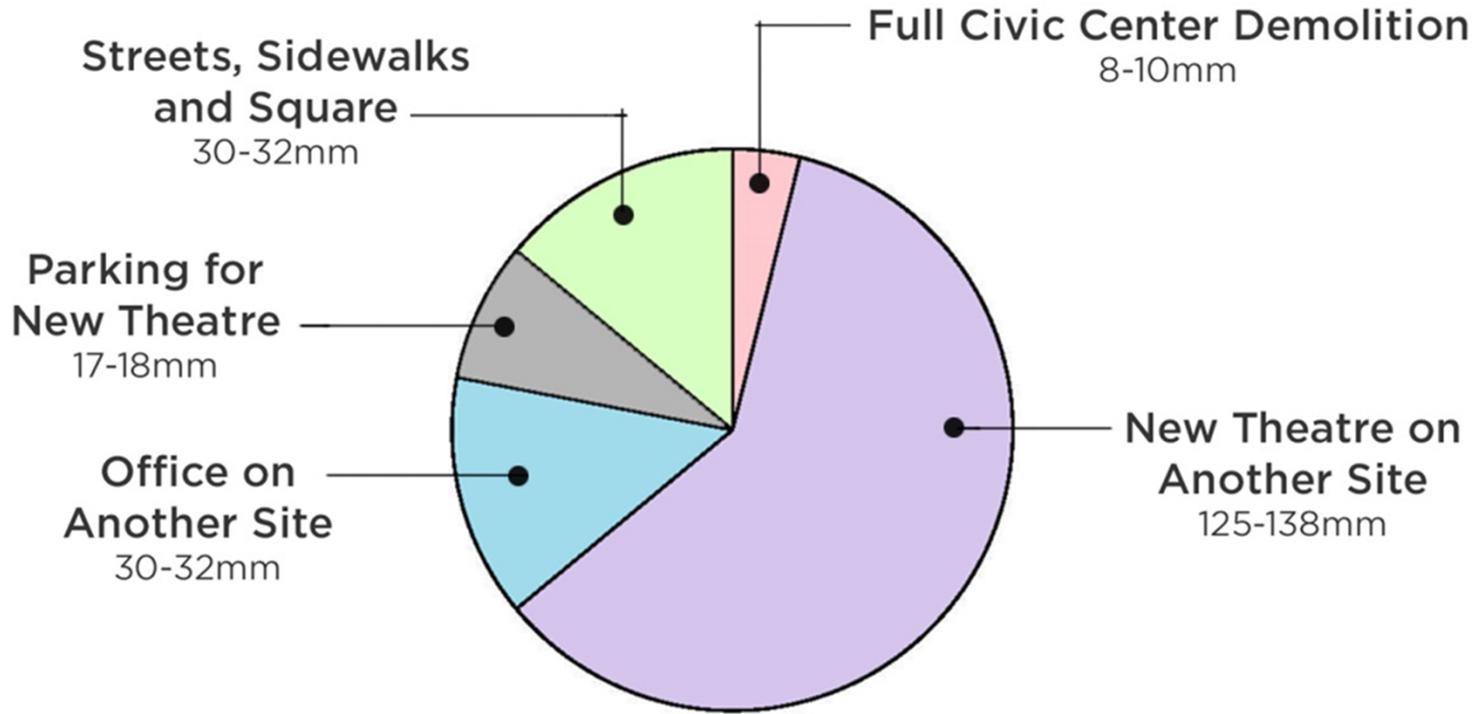
30,000 of Space in a New Municipal Office Building
City to Acquire a New Site Outside Historic District
Include Land Cost for new Office Building

Public Realm

New Streets and Sidewalks Built to Historic
District Standards
Ellis Square Restored to Original Size and Built to
Historic District Standards

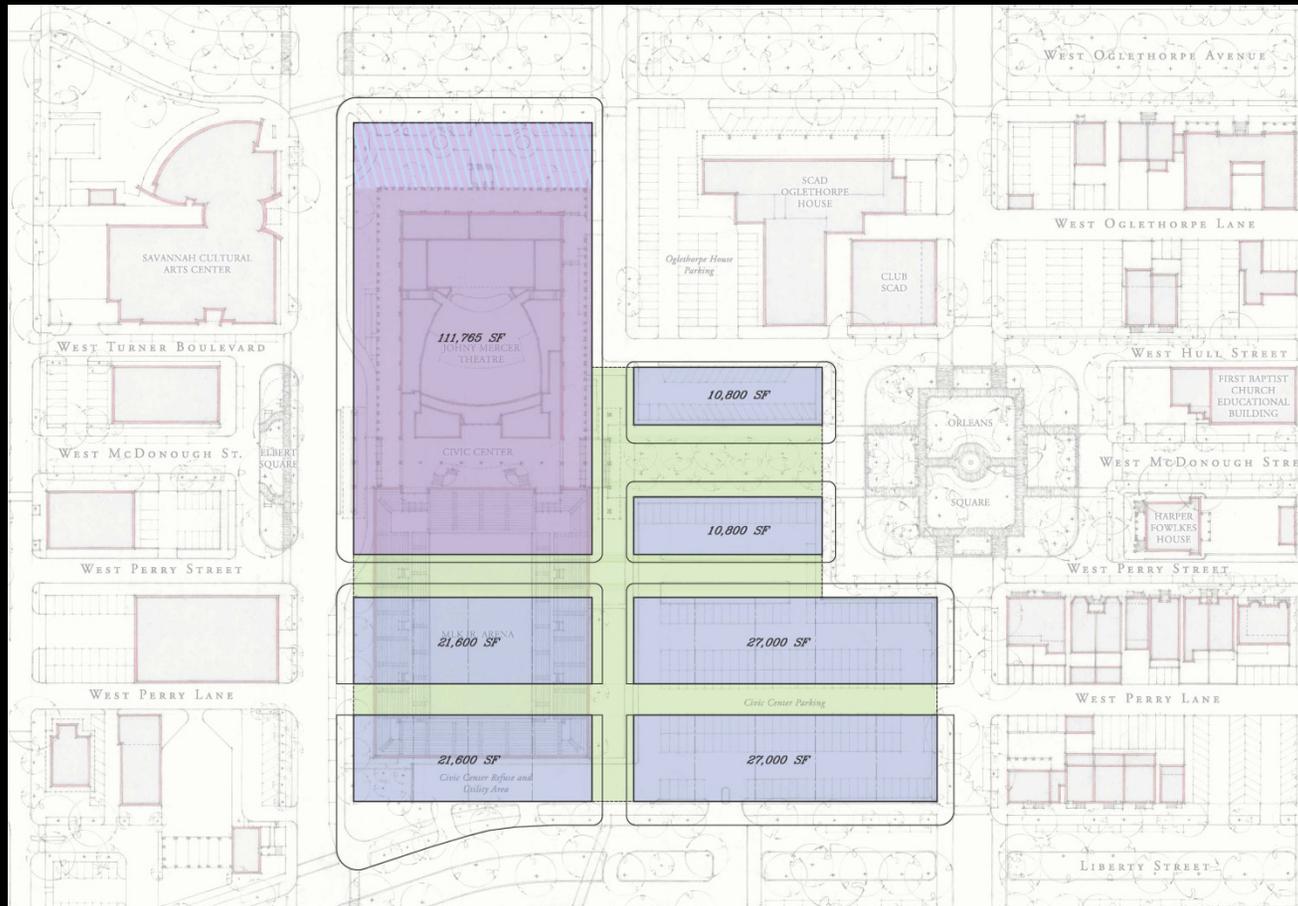
Parking

New Structured Above-Ground Parking Facility
for New Theatre



Option 2
Theatre Replacement on Another Site
210-230mm

Option 3



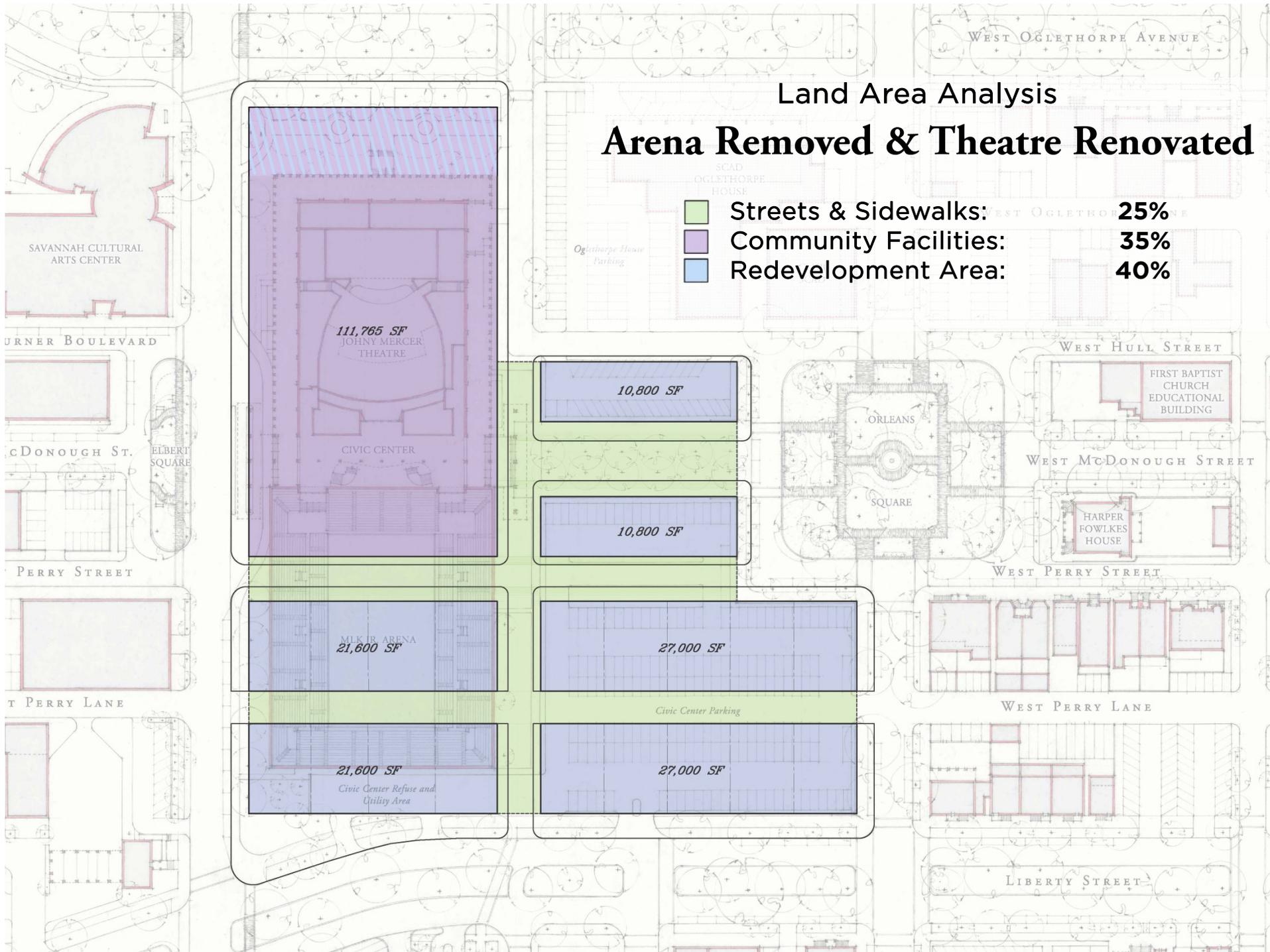
Arena Removed & Theatre Renovated

Option 3

Land Area Analysis

Arena Removed & Theatre Renovated

| | | |
|---|-----------------------|------------|
|  | Streets & Sidewalks: | 25% |
|  | Community Facilities: | 35% |
|  | Redevelopment Area: | 40% |



Option 3 – General Notes

Facility Improvements, Building Envelope, Support Spaces

- Hazardous Materials Remediation
- Energy Efficiency Upgrades
- Tear-Off and New Roof Installation
- Upgrade Restrooms
- Mechanical Modifications and Upgrades
- Replace HVAC System
- Replace / Upgrade Electrical System
- ADA Modifications (elevators, lifts, ramps)
- New Commercial Kitchen and Concessions
- Reconfigure Service and Loading Area
- Energy Efficiency Upgrades to Envelope

Theatre Improvements

- Theatre Interior Upgrades and Finishes
- Replace Theatre Seating
- New Sound System and Stage Lighting System
- Comprehensive Acoustical Upgrades

Ballroom, Multi-Purpose Rooms and Central Lobby

- Replace Curtain Wall Glazing
- Hazardous Materials Remediation

Retail/Mixed-Use Office

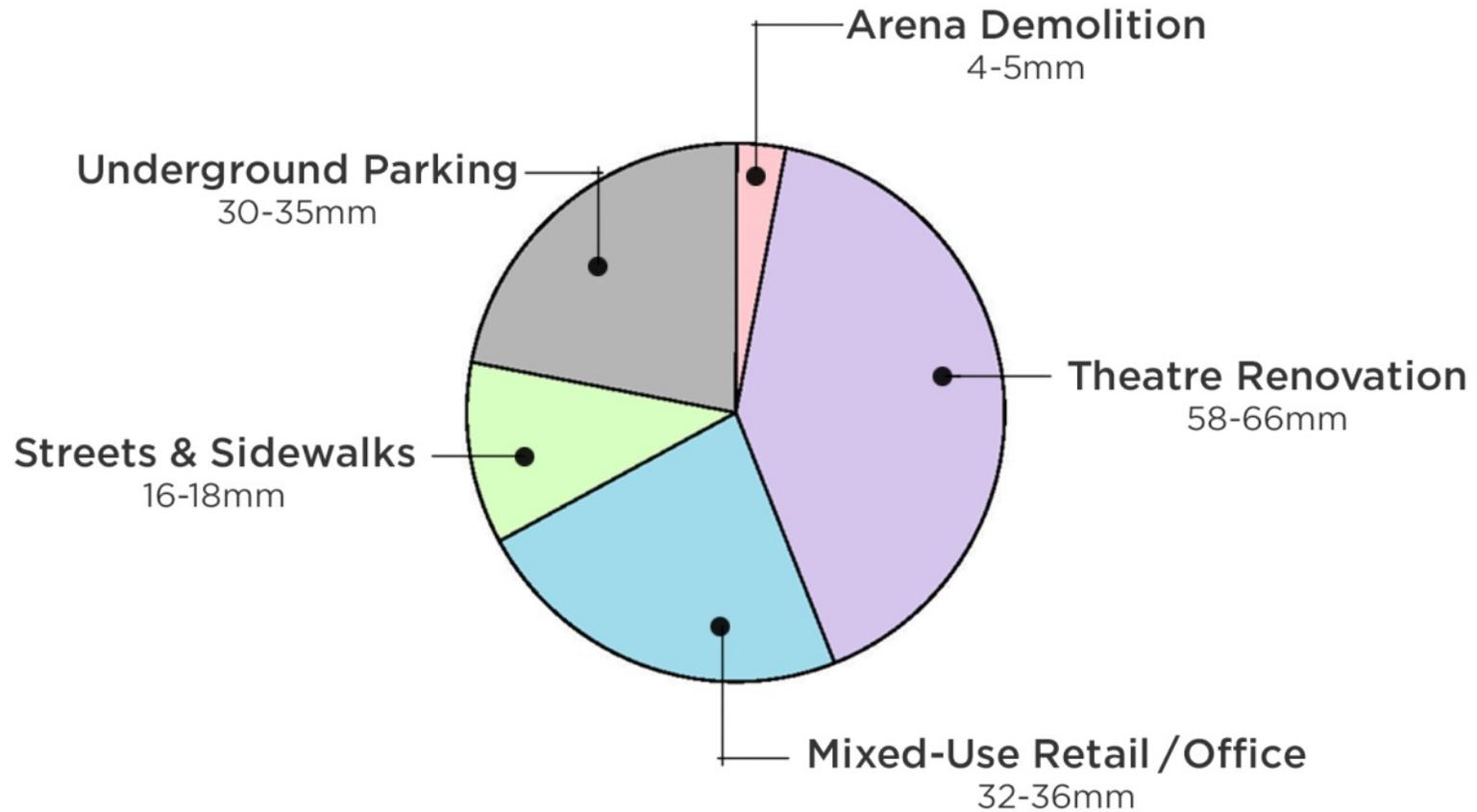
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- Retail /Restaurant on Ground Floor
- Mix of Municipal and Private For-Lease Class A Office on Upper Floors

Public Realm

- New Streets and Sidewalks Built to Historic District Standards

Underground Parking

- New Facility to be Located Below Open Blocks



Option 3
Theatre Renovated & Arena Removed
140-160mm

Summary of Costs

Option 1: Arena & Theatre Renovated

- 170-190 mm in total cost * \$140-150 mm without provision for additional municipal offices.

Theatre Scenario 1; Add \$20mm for Scenario 2.

Option 2: Arena Removed & Theatre Replaced

- 210-230 mm in total cost * \$30-40 mm with loss of a city theater and no provision for offices.

Option 3: Arena Removed & Theatre Renovated

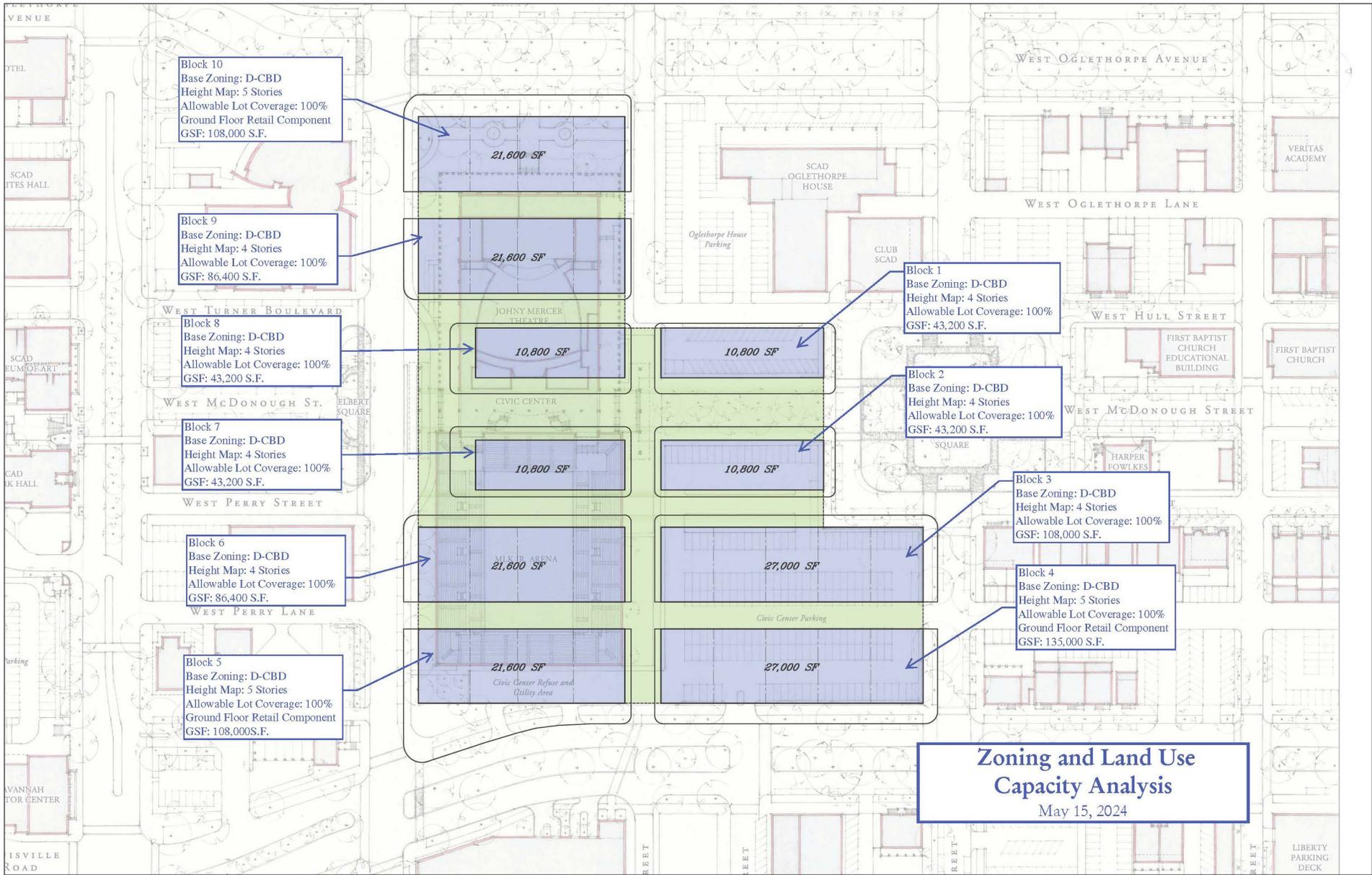
- 140-160 mm in total cost * \$110-120 mm without provision for additional municipal offices.

Theatre Scenario 1; Add \$20mm for Scenario 2.

Developing Net-Cost Models

*Project Costs and
Analysis of Returns...*

*Block-by-Block Capacities for
Revenue Projections*



Block 10
 Base Zoning: D-CBD
 Height Map: 5 Stories
 Allowable Lot Coverage: 100%
 Ground Floor Retail Component
 GSF: 108,000 S.F.

Block 9
 Base Zoning: D-CBD
 Height Map: 4 Stories
 Allowable Lot Coverage: 100%
 GSF: 86,400 S.F.

Block 8
 Base Zoning: D-CBD
 Height Map: 4 Stories
 Allowable Lot Coverage: 100%
 GSF: 43,200 S.F.

Block 7
 Base Zoning: D-CBD
 Height Map: 4 Stories
 Allowable Lot Coverage: 100%
 GSF: 43,200 S.F.

Block 6
 Base Zoning: D-CBD
 Height Map: 4 Stories
 Allowable Lot Coverage: 100%
 GSF: 86,400 S.F.

Block 5
 Base Zoning: D-CBD
 Height Map: 5 Stories
 Allowable Lot Coverage: 100%
 Ground Floor Retail Component
 GSF: 108,000 S.F.

21,600 SF

21,600 SF

10,800 SF

10,800 SF

21,600 SF
 MLK JR. ARENA

21,600 SF
 Civic Center Refuse and Quality Area

10,800 SF

10,800 SF

27,000 SF

27,000 SF

Block 1
 Base Zoning: D-CBD
 Height Map: 4 Stories
 Allowable Lot Coverage: 100%
 GSF: 43,200 S.F.

Block 2
 Base Zoning: D-CBD
 Height Map: 4 Stories
 Allowable Lot Coverage: 100%
 GSF: 43,200 S.F.

Block 3
 Base Zoning: D-CBD
 Height Map: 4 Stories
 Allowable Lot Coverage: 100%
 GSF: 108,000 S.F.

Block 4
 Base Zoning: D-CBD
 Height Map: 5 Stories
 Allowable Lot Coverage: 100%
 Ground Floor Retail Component
 GSF: 135,000 S.F.

**Zoning and Land Use
 Capacity Analysis**
 May 15, 2024

Net-Costs - Option 1: Arena & Theatre Renovated

Redevelopment Analysis

- \$170-190mm in project costs
- \$25-35mm in land sales



Net-Cost Range of Option 1:

- 170-190mm cost (-25-35mm sales) = **\$135-165mm**

*\$105-125mm net-cost without provision for additional retail / municipal offices.
Theatre Scenario 1; Add \$20mm for Scenario 2.*

Other Revenue Projections

- Annual Tax Revenue Projection: \$1-2 mm / year
- Renovated Theatre Revenue : \$2-3 mm / year (Arena Neutral)

Net-Costs - Option 2: Arena Removed & Theatre Replaced

Redevelopment Analysis

- \$210-230mm in project costs
- \$70-80mm in land sales



Net-Cost Range of Option 2:

- 210-230mm cost (-70-80mm sales) = **\$130-160mm**

\$30-50mm net-return with loss of a city theatre and no provision for municipal offices.

Other Revenue Projections

- Annual Tax Revenue Projection: \$3-4 mm / year
- Replacement Theatre Revenue : \$2-3 mm / year

Net-Costs - Option 3:

Arena Removed & Theatre Renovated

Redevelopment Analysis

- \$140-160mm in project costs
- \$40-50mm in land sales



Net-Cost Range of Option 3:

- 140-160mm cost (-40-50mm sales) = **\$90-120mm**

*\$60-80mm net-cost without provision for additional retail / municipal offices.
Theatre Scenario 1; Add \$20mm for Scenario 2.*

Other Revenue Projections

- Annual Tax Revenue Projection: \$2-3 mm / year
- Renovated Theatre Revenue : \$2-3 mm / year

Summary of Conceptual Net-Cost Models

————— 3 Options —————

CIVIC CENTER OPTIONS

Summary of Net-Cost Models

Option 1: Arena & Theatre Renovated

- 135-165 mm net-cost

- \$105-125mm net-cost without provision for retail / municipal offices.
- Theatre Scenario 1; Add \$20mm for Scenario 2



Annual Revenue: 3-5mm

Option 2: Arena Removed & Theatre Replaced

- 130-160 mm net-cost

- \$30-50mm net-return with loss of a city theatre and no provision for municipal offices.



Annual Revenue: 5-7mm

Option 3: Arena Removed & Theatre Renovated

- 90-120 mm net-cost

- \$60-80mm net-cost without provision for retail / municipal offices.
- Theatre Scenario 1; Add \$20mm for Scenario 2



Annual Revenue: 4-6mm