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HUDSON AREA LIBRARY

# City Hall at 400 State

*Creating an Accessible and Beautiful City Hall*

January 27, 2021

# City Hall at 400 State

## *In Brief*

### **One City Hall**

Space for all municipal functions

### **Affordable to Build**

Galvan providing \$1.4 million grant, construction drawings and pricing

### **Accessible for All**

100% ADA Compliant

### **Central Location**

Located close too all Wards

### **Historically Significant**

Hudson Almshouse built in 1818.

# Accessible to All



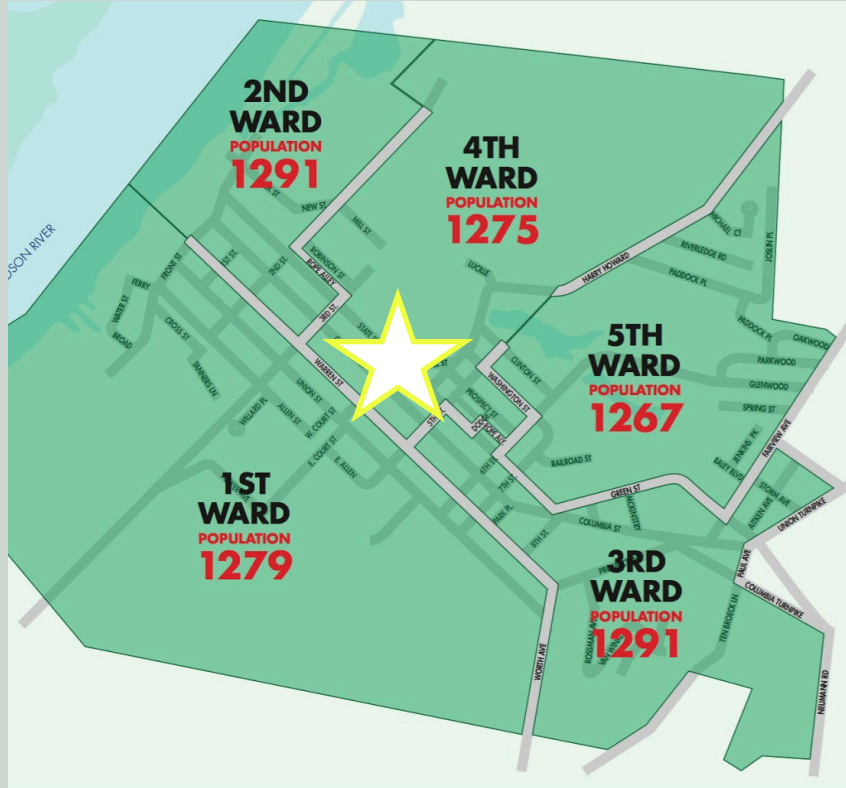
**to ensure program access to individuals with disabilities including ... delivery of services at alternate accessible sites, alteration of existing facilities and construction of new facilities, or any other methods that result in making its services, programs, or activities readily accessible to and usable by individuals with disabilities.**

**ADA Settlement Agreement**

The new City Hall is designed to ensure 100% compliance with the Americans with Disabilities Act.

It advances City of Hudson's compliance with the requirements of the Settlement Agreement.

# Central Location



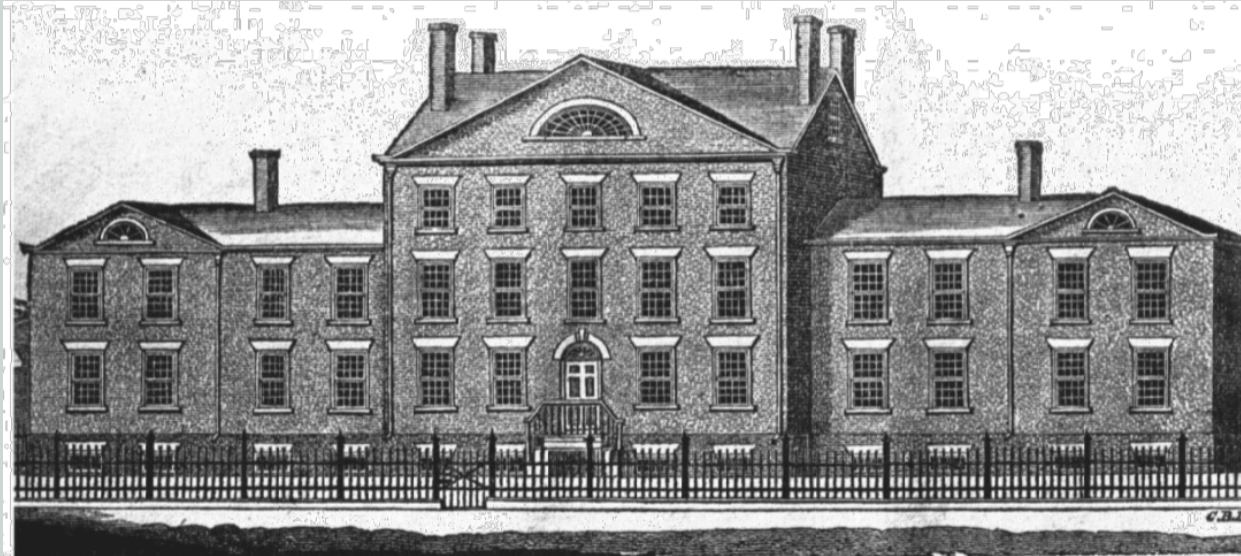
400 State Street is located only 1-2 blocks from all five Hudson wards.

It ensures equitable, convenient access to City Hall for all residents.



# Historically Significant

Built in 1818, 400 State Street has 200 years of history serving Hudson residents. It was constructed to house Hudson's low-income and elderly residents. It later served as housing for people living with mental illness, an orphanage, and as Hudson Area Library



# Affordable to Build

The City Hall at 400 State Street is projected to cost significantly less than other options explored by the City of Hudson. RL Baxter Construction produced the following construction cost estimates using the 50% Construction Drawings produced by Walter Chatham Architects.

Existing Building	\$696,300
Annex	\$722,925
Mechanical Electrical Plumbing	\$629,440
Sitework, Stair, and Ramp	\$110,000
MEP Upgrades Allowance	\$500,000
Code Upgrades Allowance	<u>\$130,000</u>
<b>Hard Cost Total</b>	<b>\$2,788,665</b>
Project Contingency	\$278,867
General Conditions	\$160,207
Fee	<u>\$80,332</u>
<b>Total Construction Cost</b>	<b>\$3,308,071</b>

# Affordable to Finance

The City Hall at 400 State Street unlocks financing opportunities which minimize future City debt service costs:

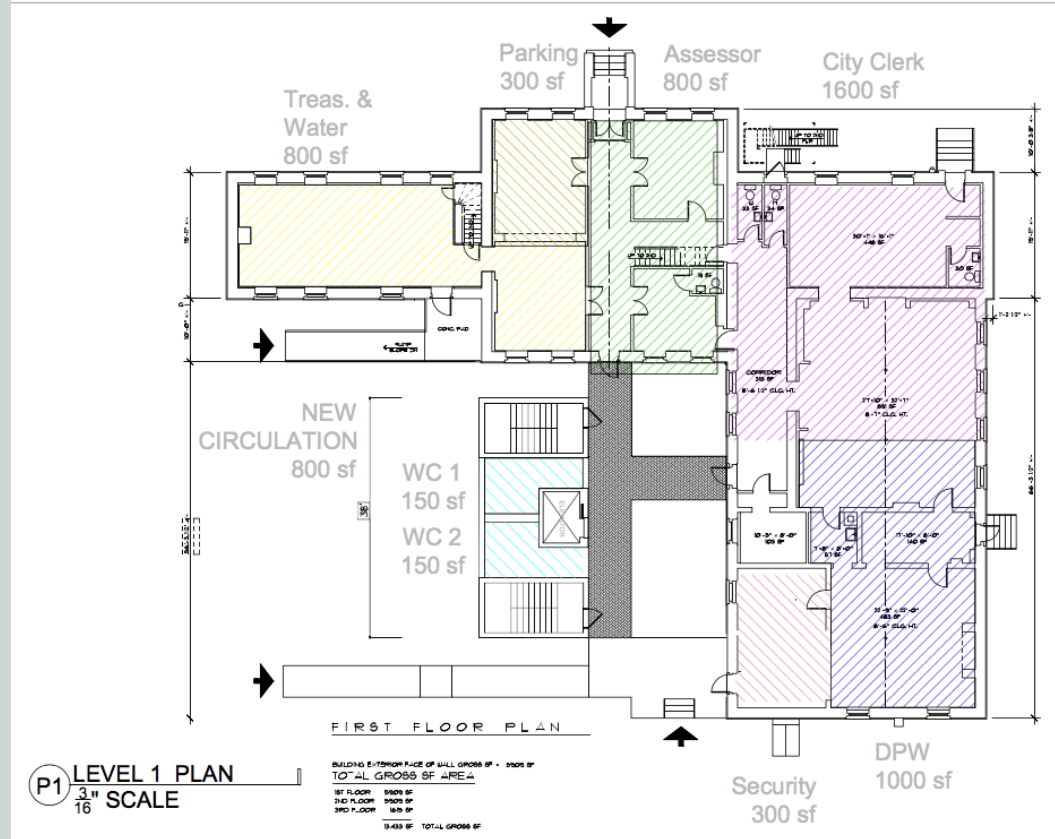
## Sources

Galvan Construction Grant	\$1,400,000
USDA Community Facilities Grant	\$38,071
USDA Community Facilities Loan	\$500,000
Sale of 429 Warren	\$570,000 (assessed value)
Sale of 520 Warren	\$800,000 (assessed value)
<b>Total</b>	<b>\$3,308,071</b>

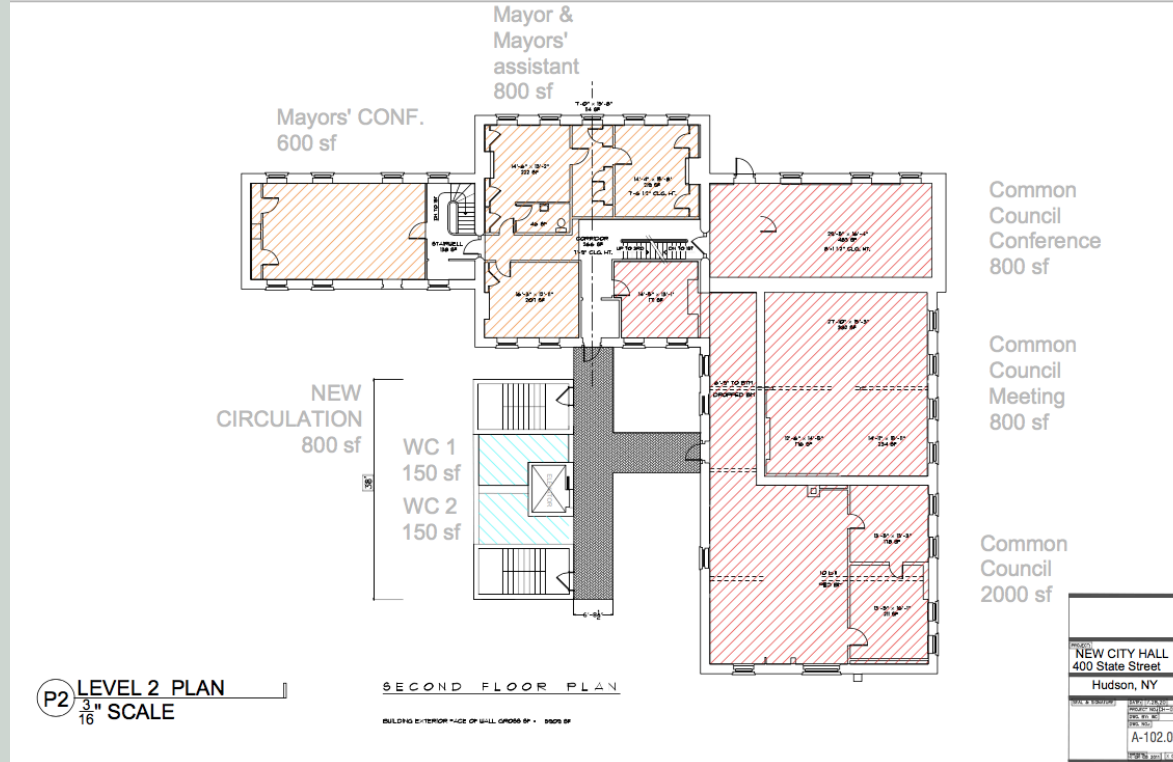
Project is eligible for financing from the USDA Community Facilities Loan Program, currently offering loans at a 2.125% interest rate. This results in an annual debt service payment of \$23,707, assuming a loan of \$500,000.

By comparison, the City pays \$262,338 in annual debt service for the police and court building.

# One City Hall, First Floor



# One City Hall, Second Floor



Code  
Enforcement  
1600 sf





# Galvan Support

Galvan is committed to supporting this project by offering the following:

- **Donating construction drawings and environmental reports**
- **Providing up to \$100,000 to support project planning and evaluation**
- **Providing \$1,400,000 grant to support project construction, at construction finance closing**
- **Donating ownership of 400 State Street to City at construction finance closing**