

Downtown Municipal Facilities Space Study

Status Update for
Killeen City Council
August 6, 2024



STUDY PROCESS

- 1** Analyze current departments & determine future space needs for City Hall departments, Municipal Court, & Police North.
- 2** Project staffing needs for 5, 10 & 20 years population growth.
- 3** Determine building & parking needs for staff & city services.
- 4** Present site options for new City Hall & Court complex.
- 5** Develop budget options for selected City Hall & Court Complex option.

SCHEDULE

May 2025	Bond Election
August 2025	Begin Design
September 2026	Project Bids
January 2027	Construction Begins Phase One
May 2028	Substantial Completion Phase One
June 2028	Furniture Installation Phase One
July 2028	Owner Move-In Phase One
August 2028	Construction Begins Phase Two
January 2029	Substantial Completion Phase Two
February 2029	Owner Move-In Phase Two

CITY HALL AND MUNICIPAL COURT 2043

DEPARTMENTS IN STUDY

- Council
- City Manager
- City Attorney
- City Secretary
- City Auditor
- Engineering
- Building Inspection
- Code Enforcement
- Community Development
- Communications
- Finance
- Downtown Revitalization
- Human Resources
- Information Technology
- Planning
- Purchasing
- Municipal Court

SUMMARY

CITY HALL

Staff	214
Square Footage	89,757

MUNICIPAL COURT

Staff	35
Square Footage	25,155

TOTAL

Staff	249
Square Footage	114,912

POLICE NORTH SUBSTATION 2043

DEPARTMENTS IN STUDY

- Patrol
- Investigations
- Bicycle Patrol
- Training
- Support Areas (lockers, etc.)

SUMMARY

POLICE SUBSTATION

Staff	63
Square Footage	21,532
Killeen Arts and Activity Center	30,000

STAFF PARKING

Required	64
Available	Approximately 96

PUBLIC PARKING

Required	15
Available	Approximately 43

CONCEPTUAL LAYOUT

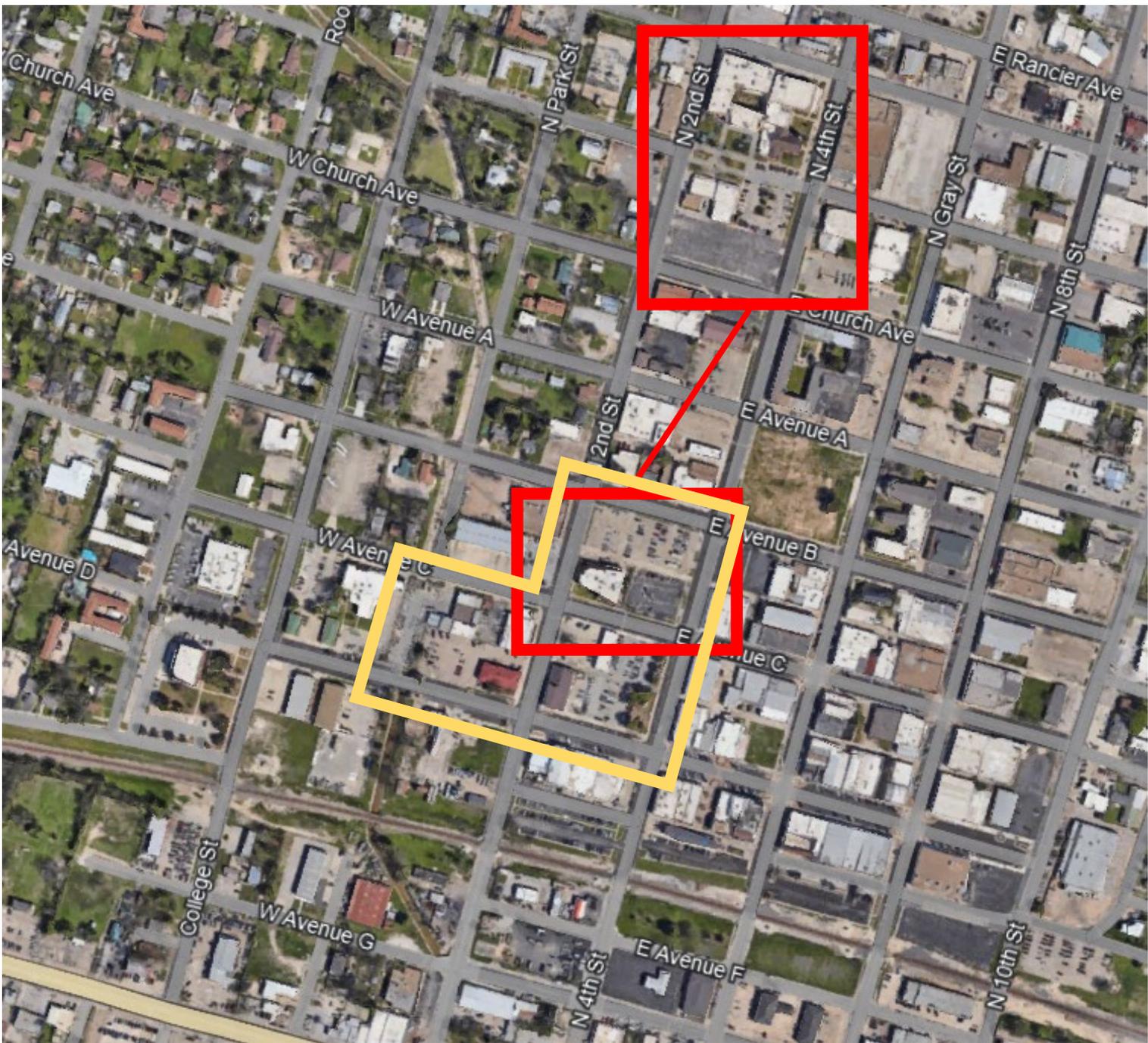


EXISTING DOWNTOWN FACILITIES

- 1 City Hall
- 2 Court , Development Services & Planning
- 3 Information Technology
- 4 Permits & Code Enforcement
- 5 Human Resources
- 6 Finance, Print Shop, Community Devel
- 7 North PD Annex

Total Existing Buildings Downtown
= **97,591 sf**

Total Existing w/o Police Annex
= **71,401 sf**



MOVE POLICE

MOVE POLICE TO VACATED:

- FINANCE
- PRINT SHOP
- COMMUNICATIONS

PARKING SUMMARY

STAFF PARKING

Required City Hall	254
Required Court	35
Provided	260 (29 short)

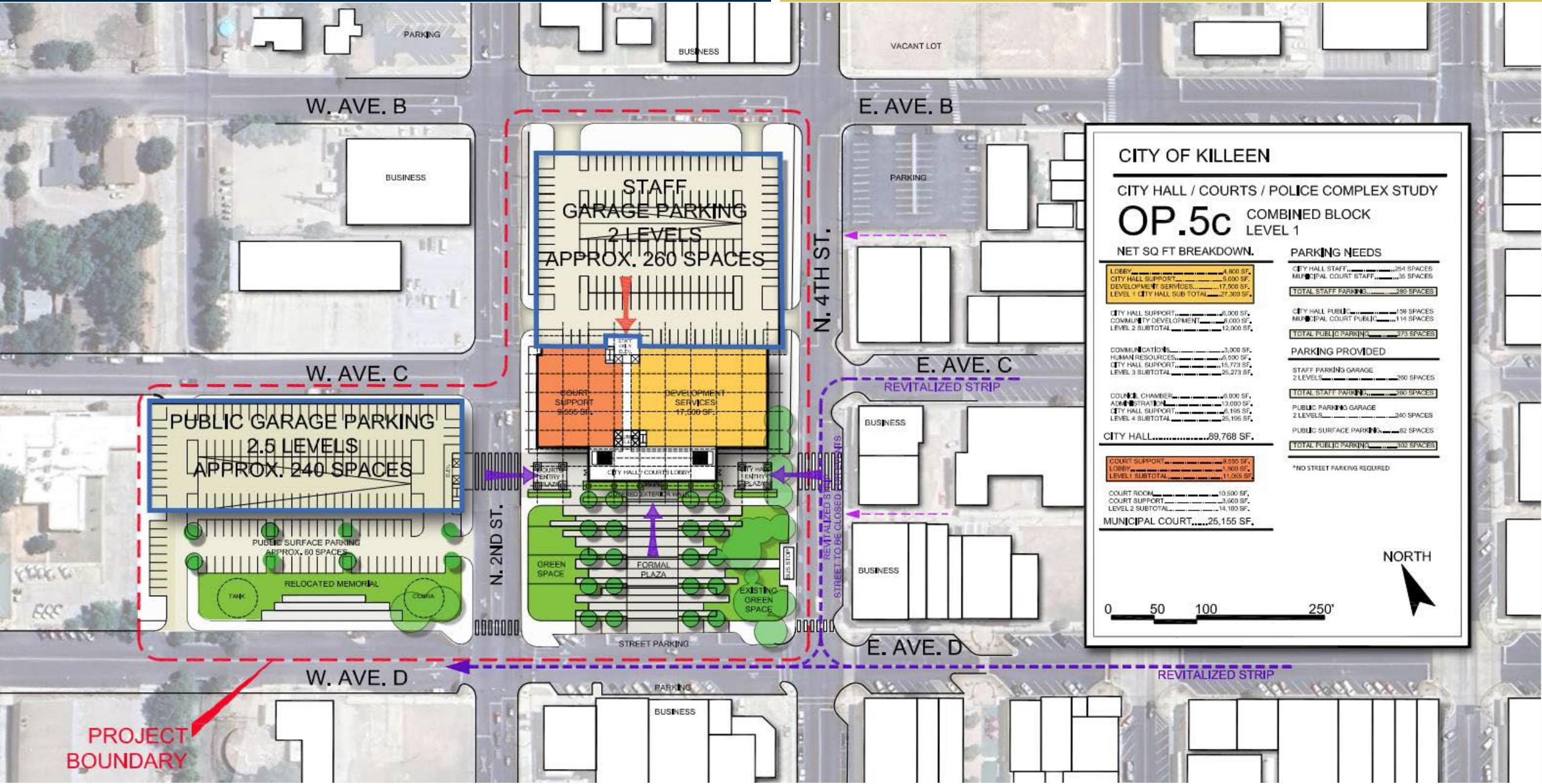
PUBLIC PARKING

Required City Hall	159
Required Court	114
Provided	302 (29 over)

No Street Parking Included

OPTION 5c—No Ave. C (no Police)

2 Level Garages / 4 Level Facility



CITY OF KILLEEN	
CITY HALL / COURTS / POLICE COMPLEX STUDY	
OP.5c COMBINED BLOCK LEVEL 1	
NET SQ FT BREAKDOWN.	
LOBBY	4,800 SF.
CITY HALL SUPPORT	5,000 SF.
DEVELOPMENT SERVICES	17,500 SF.
LEVEL 1 CITY HALL SUB TOTAL	27,300 SF.
CITY HALL SUPPORT	5,000 SF.
COMMUNITY DEVELOPMENT	9,000 SF.
LEVEL 2 SUBTOTAL	12,000 SF.
COMMUNICATIONS	3,000 SF.
HUMAN RESOURCES	6,000 SF.
CITY HALL SUPPORT	15,773 SF.
LEVEL 3 SUBTOTAL	25,273 SF.
COUNCIL CHAMBER	6,000 SF.
ADMINISTRATION	13,000 SF.
CITY HALL SUPPORT	6,156 SF.
LEVEL 4 SUBTOTAL	25,156 SF.
CITY HALL	89,768 SF.
COURT SUPPORT	9,000 SF.
LOBBY	1,500 SF.
LEVEL 1 SUBTOTAL	11,000 SF.
COURT ROOM	10,500 SF.
COURT SUPPORT	3,600 SF.
LEVEL 2 SUBTOTAL	14,100 SF.
MUNICIPAL COURT	25,155 SF.

PARKING NEEDS	
CITY HALL STAFF	254 SPACES
MUNICIPAL COURT STAFF	35 SPACES
TOTAL STAFF PARKING	289 SPACES
CITY HALL PUBLIC	158 SPACES
MUNICIPAL COURT PUBLIC	114 SPACES
TOTAL PUBLIC PARKING	273 SPACES

PARKING PROVIDED	
STAFF PARKING GARAGE 2 LEVELS	260 SPACES
TOTAL STAFF PARKING	260 SPACES
PUBLIC PARKING GARAGE 2 LEVELS	240 SPACES
PUBLIC SURFACE PARKING	62 SPACES
TOTAL PUBLIC PARKING	302 SPACES

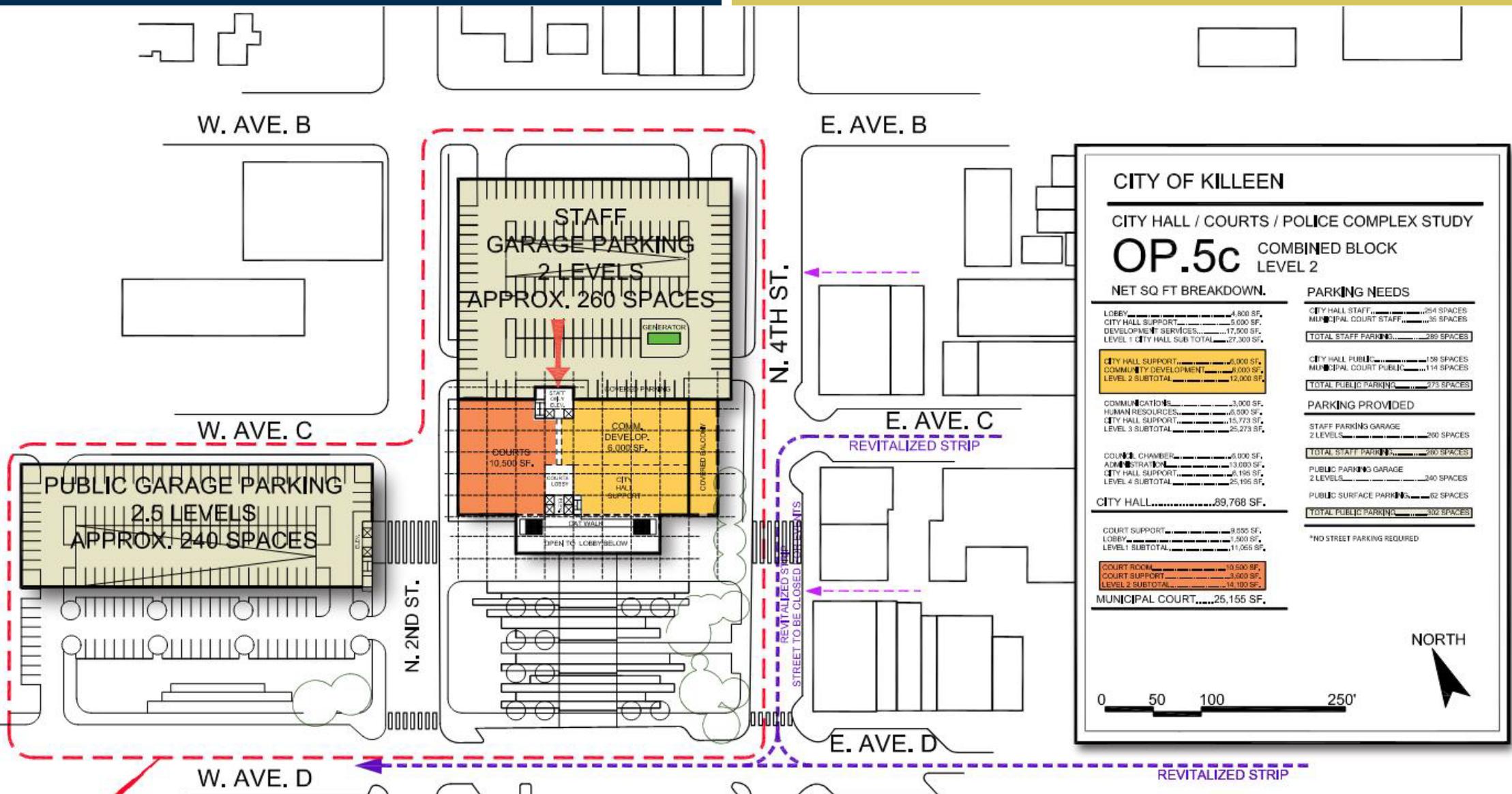
*NO STREET PARKING REQUIRED



PROJECT BOUNDARY

OPTION 5c—No Ave. C (no Police)

2 Level Garages / 4 Level Facility



CITY OF KILLEEN

CITY HALL / COURTS / POLICE COMPLEX STUDY

OP.5c COMBINED BLOCK LEVEL 2

NET SQ FT BREAKDOWN.

LOBBY	4,800 SF.
CITY HALL SUPPORT	5,000 SF.
DEVELOPMENT SERVICES	17,500 SF.
LEVEL 1 CITY HALL SUB TOTAL	27,300 SF.
CITY HALL SUPPORT	5,000 SF.
COMMUNITY DEVELOPMENT	6,000 SF.
LEVEL 2 SUBTOTAL	12,000 SF.
COMMUNICATIONS	3,000 SF.
HUMAN RESOURCES	6,000 SF.
CITY HALL SUPPORT	15,773 SF.
LEVEL 3 SUBTOTAL	25,273 SF.
COUNCIL CHAMBER	6,000 SF.
ADMINISTRATION	13,000 SF.
CITY HALL SUPPORT	16,196 SF.
LEVEL 4 SUBTOTAL	35,196 SF.
CITY HALL	89,768 SF.
COURT SUPPORT	9,500 SF.
LOBBY	1,500 SF.
LEVEL 1 SUBTOTAL	11,000 SF.
COURT ROOM	10,500 SF.
COURT SUPPORT	3,600 SF.
LEVEL 2 SUBTOTAL	14,100 SF.
MUNICIPAL COURT	25,155 SF.

PARKING NEEDS	
CITY HALL STAFF	254 SPACES
MUNICIPAL COURT STAFF	36 SPACES
TOTAL STAFF PARKING	290 SPACES
CITY HALL PUBLIC	158 SPACES
MUNICIPAL COURT PUBLIC	114 SPACES
TOTAL PUBLIC PARKING	273 SPACES

PARKING PROVIDED	
STAFF PARKING GARAGE 2 LEVELS	260 SPACES
TOTAL STAFF PARKING	260 SPACES
PUBLIC PARKING GARAGE 2 LEVELS	240 SPACES
PUBLIC SURFACE PARKING	62 SPACES
TOTAL PUBLIC PARKING	302 SPACES

*NO STREET PARKING REQUIRED

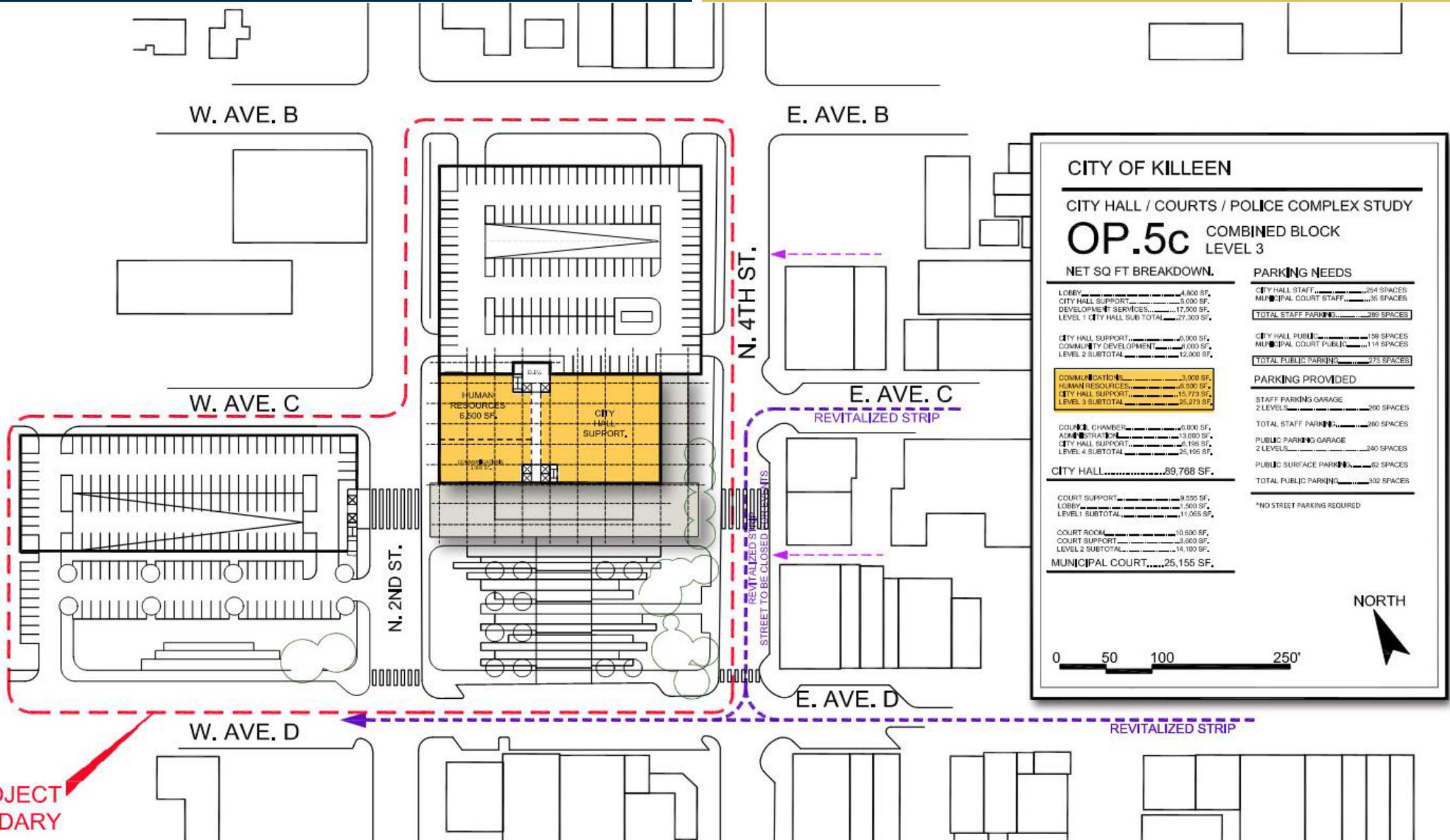
NORTH

0 50 100 250'

PROJECT BOUNDARY

OPTION 5c—No Ave. C (no Police)

2 Level Garages / 4 Level Facility

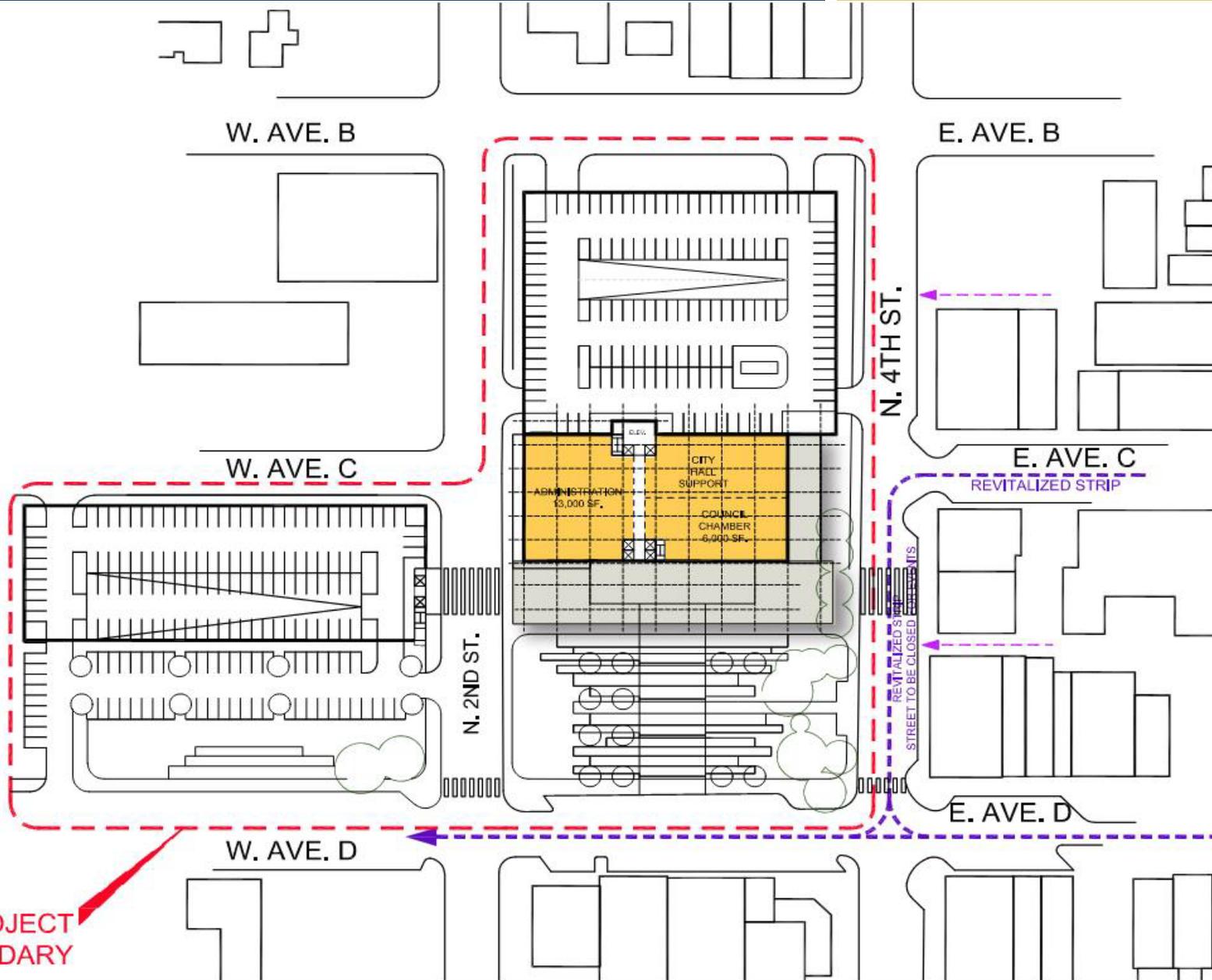


CITY OF KILLEEN	
CITY HALL / COURTS / POLICE COMPLEX STUDY	
OP.5c COMBINED BLOCK LEVEL 3	
NET SQ FT BREAKDOWN.	
LOBBY	4,800 SF.
CITY HALL SUPPORT	5,000 SF.
DEVELOPMENT SERVICES	17,900 SF.
LEVEL 1 CITY HALL SUB TOTAL	27,700 SF.
CITY HALL SUPPORT	3,000 SF.
COMMUNITY DEVELOPMENT	9,000 SF.
LEVEL 2 SUBTOTAL	12,000 SF.
COMMUNICATIONS	3,000 SF.
HUMAN RESOURCES	3,000 SF.
CITY HALL SUPPORT	15,773 SF.
LEVEL 3 SUBTOTAL	25,773 SF.
COUNCIL CHAMBER	5,000 SF.
ADMINISTRATION	13,000 SF.
CITY HALL SUPPORT	6,156 SF.
LEVEL 4 SUBTOTAL	25,156 SF.
CITY HALL	89,768 SF.
COURT SUPPORT	9,550 SF.
LOBBY	1,500 SF.
LEVEL 1 SUBTOTAL	11,050 SF.
COURT ROOM	10,500 SF.
COURT SUPPORT	3,600 SF.
LEVEL 2 SUBTOTAL	14,100 SF.
MUNICIPAL COURT	25,155 SF.
PARKING NEEDS	
CITY HALL STAFF	254 SPACES
MUNICIPAL COURT STAFF	36 SPACES
TOTAL STAFF PARKING	290 SPACES
CITY HALL PUBLIC	158 SPACES
MUNICIPAL COURT PUBLIC	114 SPACES
TOTAL PUBLIC PARKING	273 SPACES
PARKING PROVIDED	
STAFF PARKING GARAGE	260 SPACES
2 LEVELS	260 SPACES
TOTAL STAFF PARKING	260 SPACES
PUBLIC PARKING GARAGE	340 SPACES
2 LEVELS	340 SPACES
PUBLIC SURFACE PARKING	62 SPACES
TOTAL PUBLIC PARKING	302 SPACES
*NO STREET PARKING REQUIRED	

PROJECT BOUNDARY

OPTION 5c—No Ave. C (no Police)

2 Level Garages / 4 Level Facility



CITY OF KILLEEN

CITY HALL / COURTS / POLICE COMPLEX STUDY

OP.5c COMBINED BLOCK LEVEL 4

<p>NET SQ FT BREAKDOWN.</p> <p>LOBBY 4,800 SF. CITY HALL SUPPORT 5,000 SF. DEVELOPING SERVICES 17,500 SF. LEVEL 1 CITY HALL SUB TOTAL 27,300 SF.</p> <p>CITY HALL SUPPORT 5,000 SF. COMMUNITY DEVELOPMENT 8,000 SF. LEVEL 2 SUBTOTAL 12,000 SF.</p> <p>COMMUNICATIONS 3,000 SF. HUMAN RESOURCES 25,000 SF. CITY HALL SUPPORT 15,773 SF. LEVEL 3 SUBTOTAL 43,773 SF.</p> <p>COUNCIL CHAMBER 6,000 SF. ADMINISTRATION 13,000 SF. CITY HALL SUPPORT 6,198 SF. LEVEL 4 SUBTOTAL 25,198 SF.</p> <p>CITY HALL 99,768 SF.</p> <p>COURT SUPPORT 9,555 SF. LOBBY 1,500 SF. LEVEL 1 SUBTOTAL 11,055 SF.</p> <p>COURT ROOM 10,500 SF. COURT SUPPORT 3,600 SF. LEVEL 2 SUBTOTAL 14,100 SF.</p> <p>MUNICIPAL COURT 25,155 SF.</p>	<p>PARKING NEEDS</p> <p>CITY HALL STAFF 254 SPACES MUNICIPAL COURT STAFF 35 SPACES TOTAL STAFF PARKING 289 SPACES</p> <p>CITY HALL PUBLIC 158 SPACES MUNICIPAL COURT PUBLIC 114 SPACES TOTAL PUBLIC PARKING 273 SPACES</p> <p>PARKING PROVIDED</p> <p>STAFF PARKING GARAGE 2 LEVELS 280 SPACES TOTAL STAFF PARKING 280 SPACES</p> <p>PUBLIC PARKING GARAGE 2 LEVELS 340 SPACES PUBLIC SURFACE PARKING 62 SPACES TOTAL PUBLIC PARKING 402 SPACES</p> <p><small>*NO STREET PARKING REQUIRED</small></p>
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NORTH

0 50 100 250'

OPTION 5c—No Ave. C (No Police)

2 Level Garages / 4 Level Facility



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PROJECT BUDGET BREAKDOWN – AUGUST 2024

City Hall and Municipal Court	\$ 91,784,360
Parking Garage #1	\$ 2,562,890
Parking Garage #2	\$ 3,198,790
Civil Off-Site Infrastructure	\$ 2,852,661
Interior Renovation (KAAC)	\$ 5,611,200
Temporary Finish-Out	<u>\$ 2,835,550</u>
Construction Cost	\$ 108,845,451
FF&E	\$ 3,447,360
City Costs	\$ 2,895,200
Professional Services	<u>\$ 8,852,630</u>
Total	\$ 124,040,641

ESCALATION PROJECTIONS TO JULY 2027

2024	3.57%
2025	6%
2026	6%
2027	<u>3%</u>
Total	23.42%

PROJECT BUDGET BREAKDOWN – JULY 2027

City Hall and Municipal Court	\$113,267,920
Parking Garage #1	\$ 3,163,120
Parking Garage #2	\$ 3,947,950
Civil Off-Site Infrastructure	\$ 3,520,761
Interior Renovation (KAAC)	\$ 6,925,340
Temporary Finish-Out	<u>\$ 3,499,640</u>
Construction Cost	\$ 134,324,731
FF&E	\$ 4,254,730
City Costs	\$ 3,340,970
Professional Services	<u>\$ 9,295,260</u>
Total	\$ 151,215,691

THANK YOU!