

**City of Columbia Space Utilization Master Plan**  
Columbia, South Carolina

**Contact:** Mr. Charles Austin, City Manager                      Project Completed ..... April 2002  
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In December 2001, the City of Columbia, South Carolina contracted with Chinn Planning, Inc. to develop a Space Utilization Master Plan for Administrative, Public Safety, Planning and Land Use, Public Works, Utilities, and Parks and Recreation Departments of City Government. These functions of city government are located in numerous City owned and leased buildings throughout the city. The study process included the projection of personnel for city departments, the establishment of space standards, the projection of space based on personnel projections and space standards, assessment of city owned buildings and property, development of future parking and site requirements, and development of options to meet future space requirements.

Recommendations presented to the City of Columbia were based on operational needs, and priorities for serving citizens in the most cost effective manner. Options included renovation and expansion of existing buildings, as well as construction of new facilities to meet long-range needs. All of the options developed were presented in graphic layout, with cost estimates and parking and site requirements.

**CITY HALL**

- Major renovation, minimal use of basement for office space, enlarged lobby.
- Space Available: 17,000 DGSF
- Collocate elected and top administrative functions of city government in City Hall, including:



**2015 Space Projection**

➤ Mayor/Legislative	6,380
➤ City Administration	6,735
➤ Public Relations	2,890
➤ Internal Audit	760
<b>Total Space Projection</b>	<b>16,765 DGSF</b>

- Renovation Cost Estimate:
  - Historic Restoration of all Floors                      \$4,117,500  
30,500 GSF x \$135/SF
- Estimate Parking Requirement:                      100 Spaces