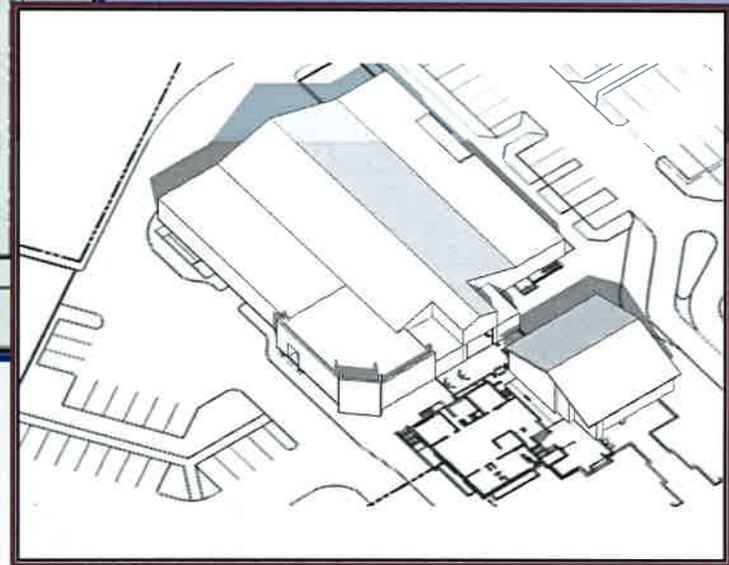


Rehoboth Beach City Hall Complex: Task Force Meeting 4 Rehoboth Beach, Delaware

February 10, 2014



ARCHITECTS ENGINEERS SURVEYORS

Meeting Agenda

- Welcome
- Recap:
 - What City Hall Complex Wants to Be
 - Selected First Floor Alternative
 - Selected Massing Study Approach: 2 or 2.5 Stories
 - Selected Streetscape: Plaza, Asymmetrical (Balanced)
- Review: Demolition Alternative and Phase I
- Review/Consensus: Schematic Design Alternatives
- Review/Consensus: Scope & Schedule for Next Meeting

Rehoboth Beach
City Hall Complex



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Recap: What Rehoboth Beach City Hall Complex Wants to Be

- **IDENTIFIABLE FEATURE.** The complex should have an element or combination of elements that set it apart from other buildings along Rehoboth Avenue identifying it as a civic building serving as City Hall.
- **NOT TOO PRETENTIOUS.** While identifiable, the complex should not display extravagance.
- **FEELING OF STABILITY.** An outward visual assurance that the City's government is stable and reliable; and, most importantly, that in event of emergency the building actually is stable to serve 911 and other related services.
- **OPEN & INVITING.** The building should be perceived to be welcoming and inviting for residents, visitors and staff alike.
- **BUDGET.** Regardless of design features considered, the budget should be checked and re-checked as the design process unfolds.
- **EASY TO NAVIGATE.** The building's design should strive to permit easy access and navigation by those utilizing and visiting it. Ideally, signage should be minimal – design elements themselves should make it clear where entrances are for example.
- **CONTEXT.** While it was not felt that the building should be a throwback to past architectural style, it was felt that it should not ignore its context and history either. Addressing the street similarly to its Rehoboth Avenue neighbors; maintaining the present scale of neighboring buildings; and utilizing materials compatible with the area – all should be considered.
Note: The City's library was suggested as a civic building that was appealing and one that met the ideals stated.

Rehoboth Beach City Hall Complex



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Context: Rehoboth Avenue Streetscape



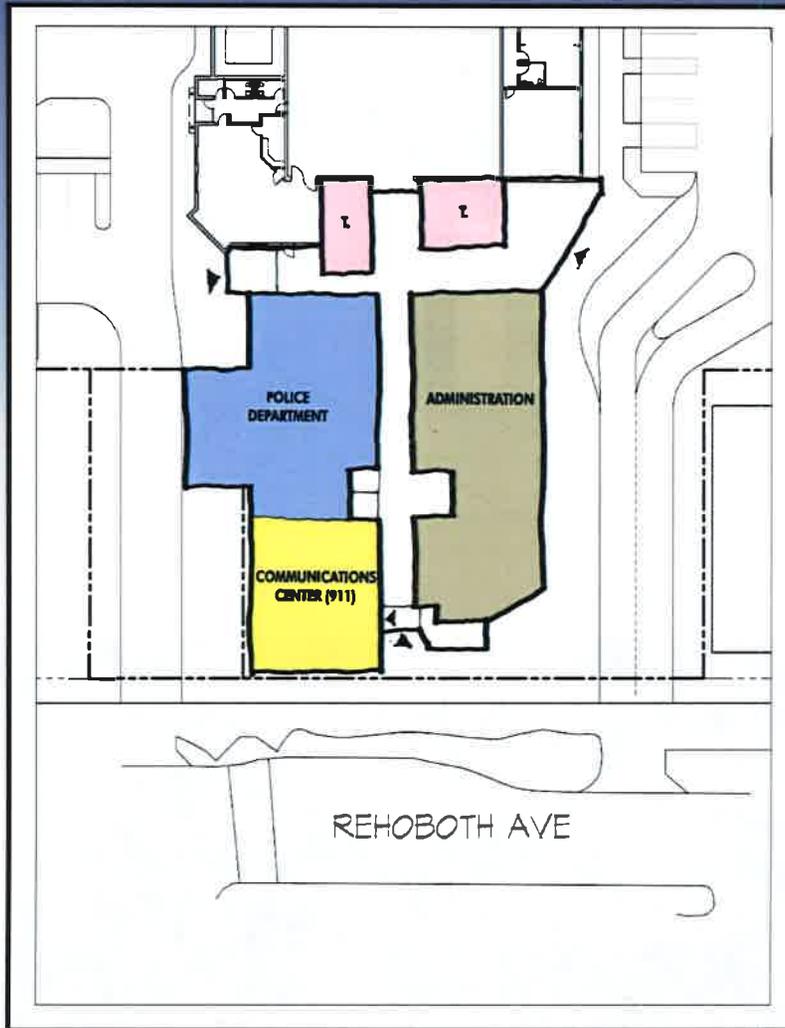
Rehoboth Beach
City Hall Complex



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www.dbf.com 301.223.3333
1000 North Main Street, Suite 200
Rehoboth Beach, DE 19750
P.O. Box 1000, Rehoboth Beach, DE 19750
19750

Recap: Selected First Floor Alternative



OPTION 1

Givens:

- Communications Center
- Police Dept. (Processing)
- Convention Center Lobby

Option 1:

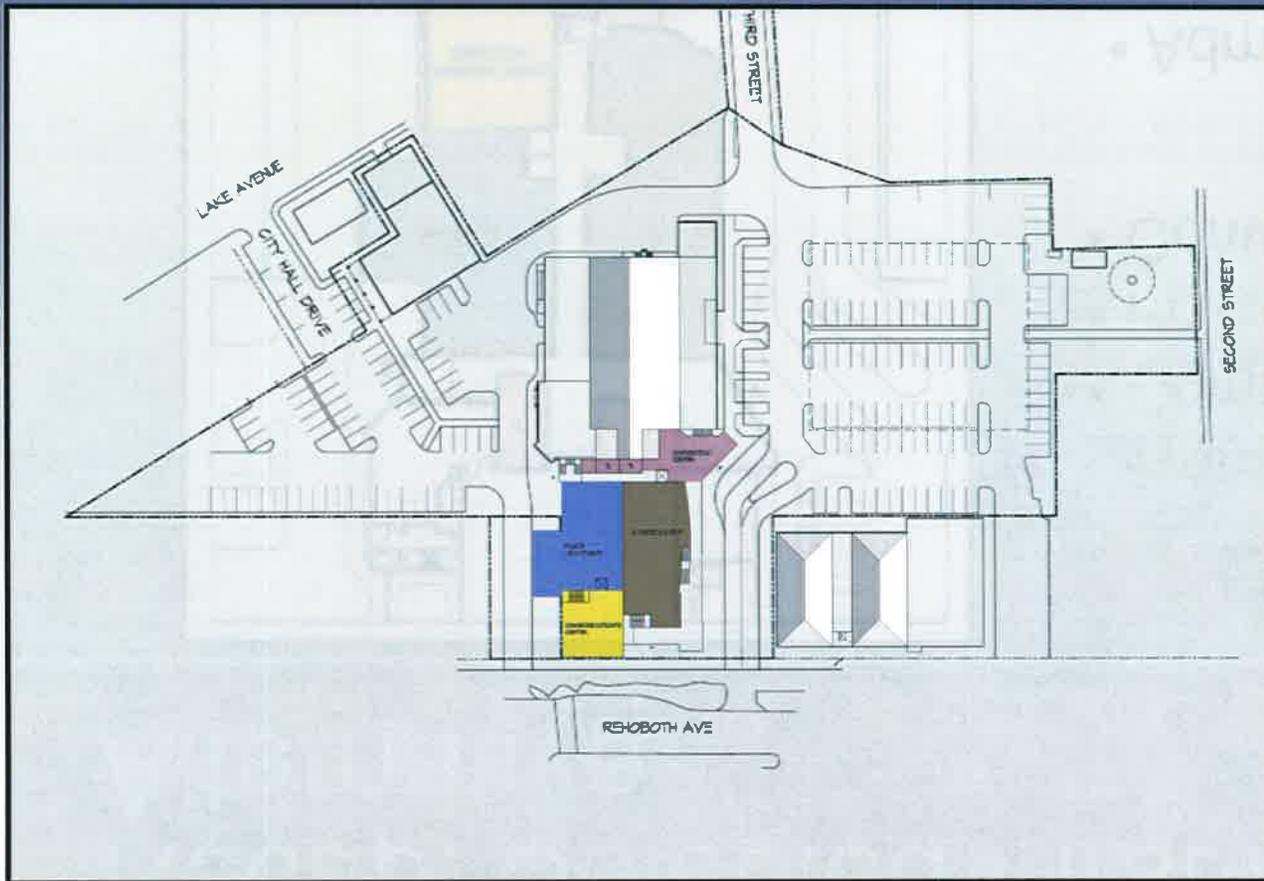
- Administrative Staff
- Mayor and City Manager



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Recap: Potential Concept Alternatives/Massing Studies



OPTION 1.2 TWO and a HALF-STORIES

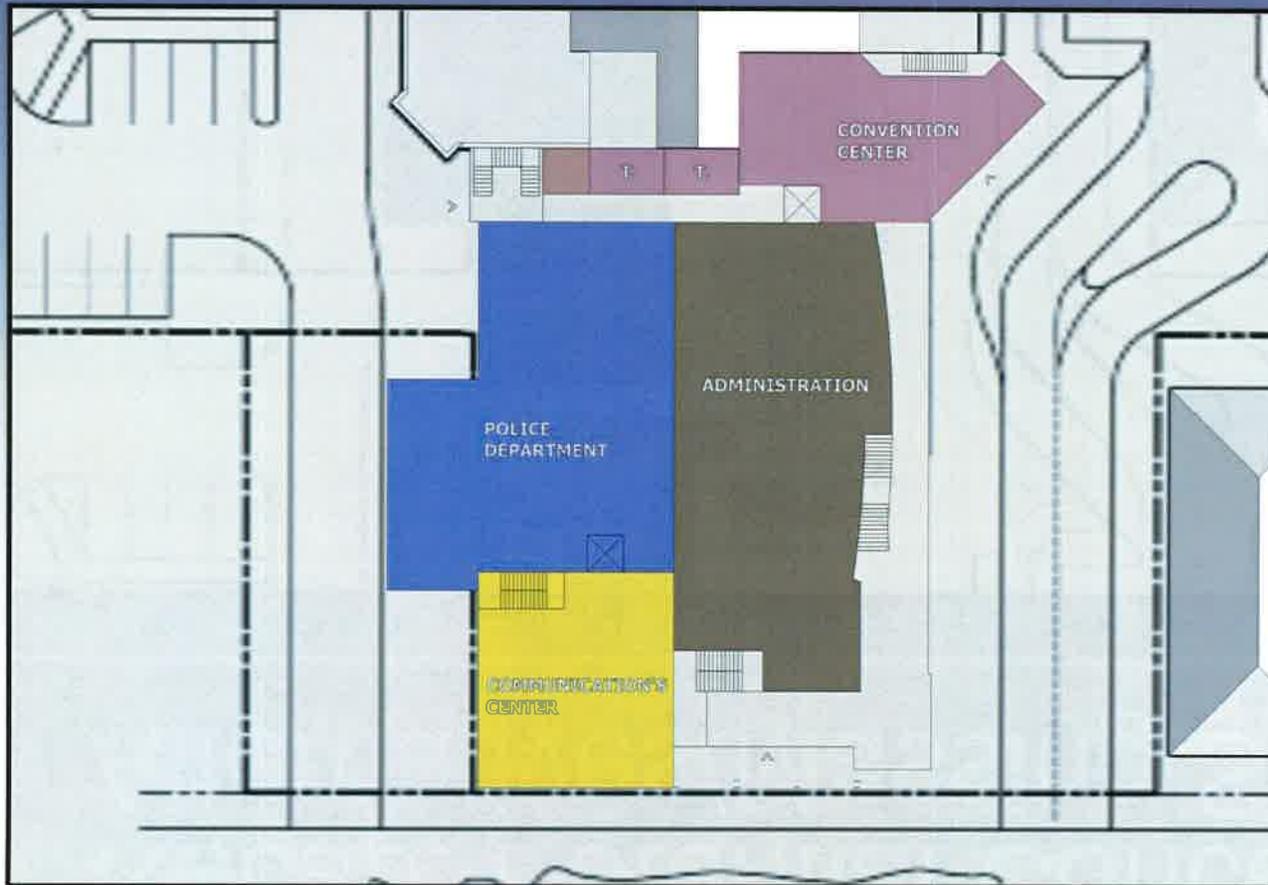
Site Plan



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DENVER, COLORADO 80242-1000
TEL: 303.440.1100 FAX: 303.440.1101
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Recap: Potential Concept Alternatives/Massing Studies



OPTION 1.2
TWO and a HALF-STORIES

First Floor



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Recap: Potential Concept Alternatives/Massing Studies



OPTION 1.2
TWO and a HALF-STORIES

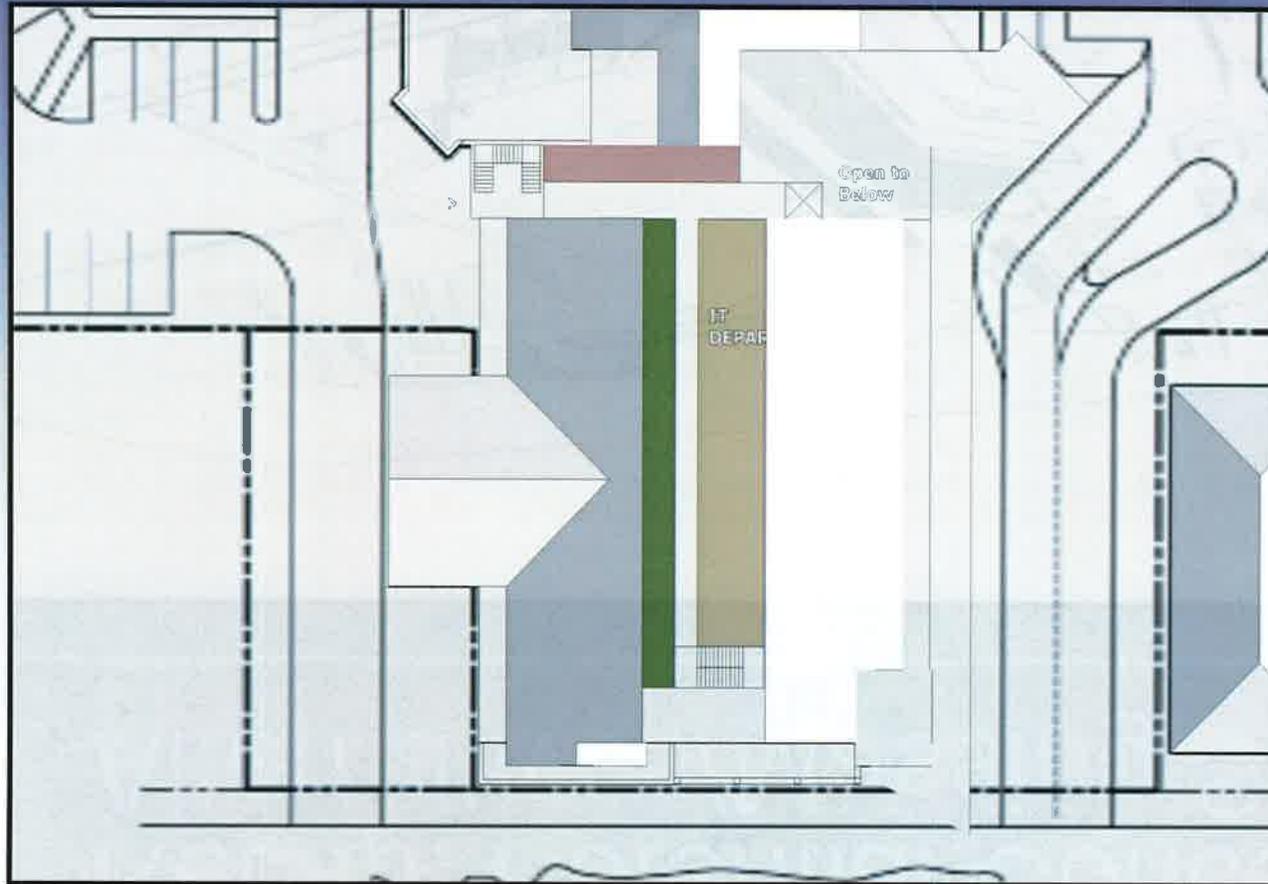
Second Floor



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Recap: Potential Concept Alternatives/Massing Studies



OPTION 1.2
TWO and a HALF-STORIES

Third Floor



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Recap: Potential Concept Alternatives/Massing Studies



OPTION 1.2

TWO and a HALF-STORIES



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Recap: Potential Concept Alternatives/Massing Studies



OPTION 1.2.2

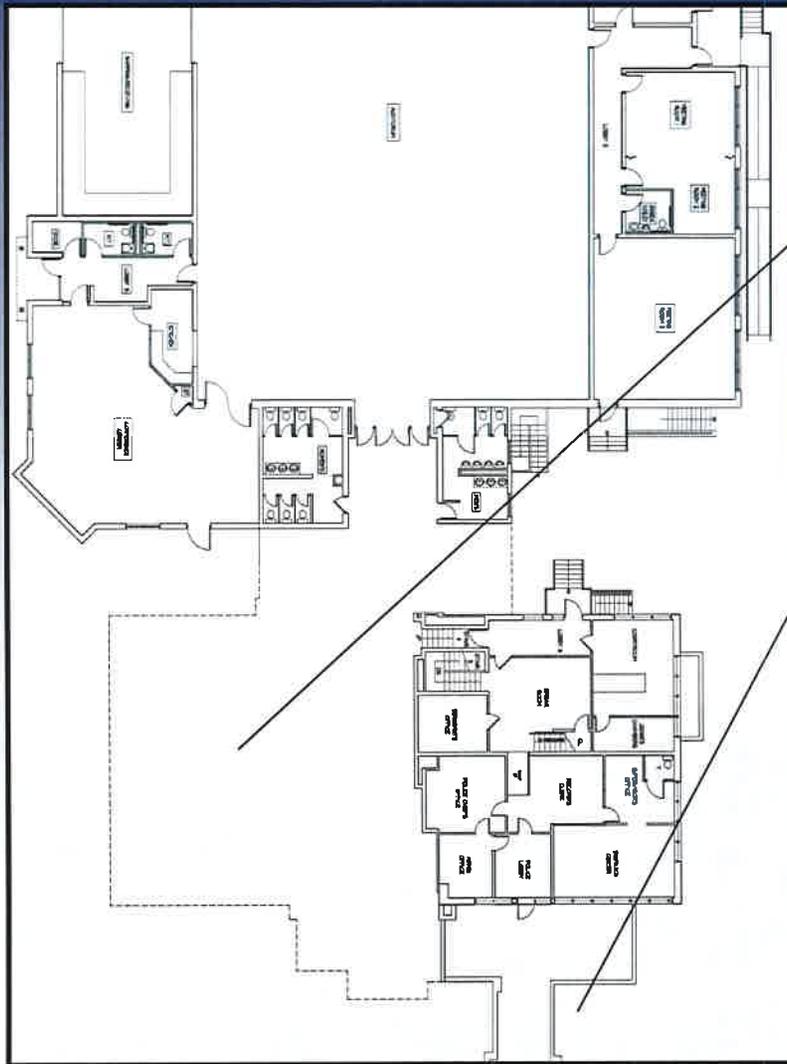
TWO and a HALF-STORIES
(ASYMMETRICAL; PLAZA)



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Professional Institute of Architects License No. 10000
Professional Engineer License No. 10000
Professional Surveyor License No. 10000

Update: Demolition Alternative



Partial Demolition of Existing City Hall Could Permit Police/911 Construction In its Entirety

More Design Flexibility Possible In Southeast Quadrant

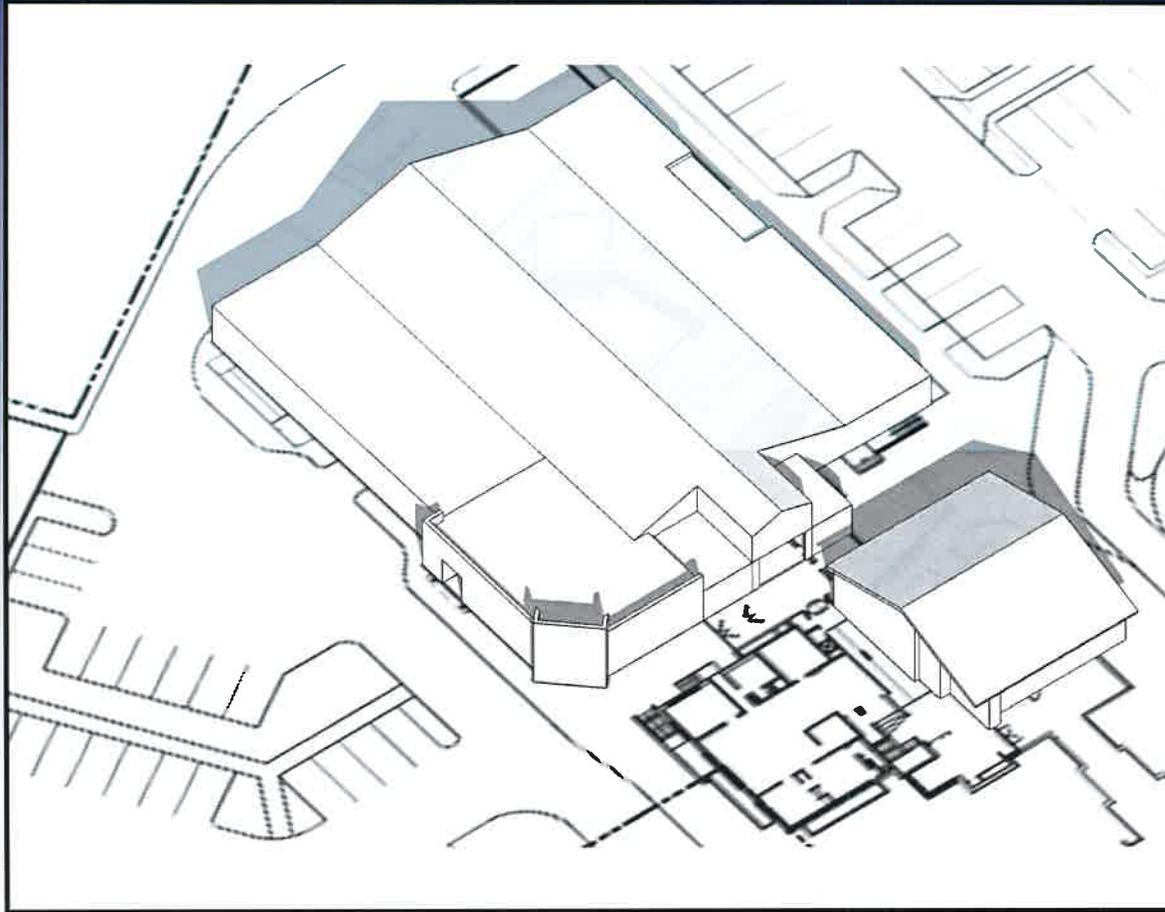
Existing Basement Beneath Convention Center will be Renovated as New Mechanical Room for Expansion



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Update: Demolition Alternative



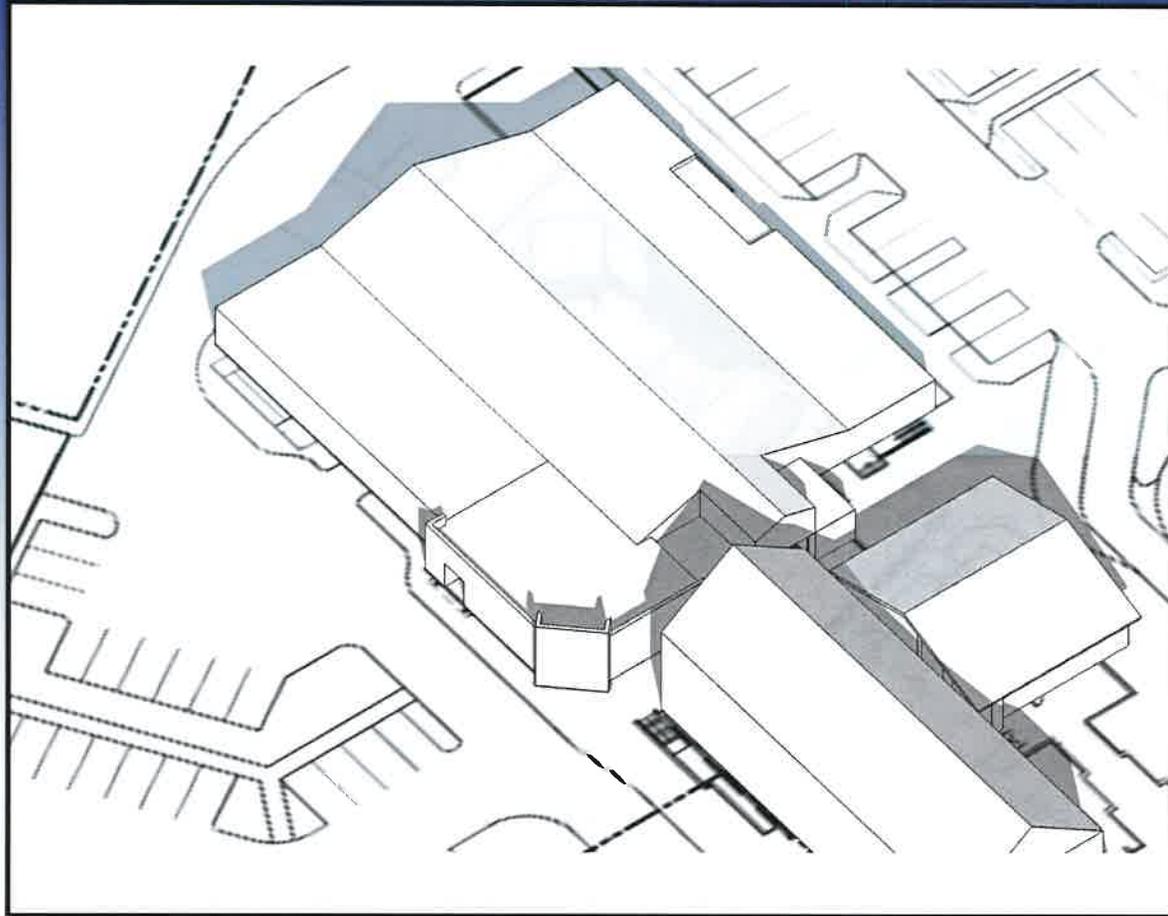
Proposed



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TEL: 305-441-3131 FAX: 305-441-3132
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Update: Demolition Alternative



Proposed Phase I:
Front-Facing Gable

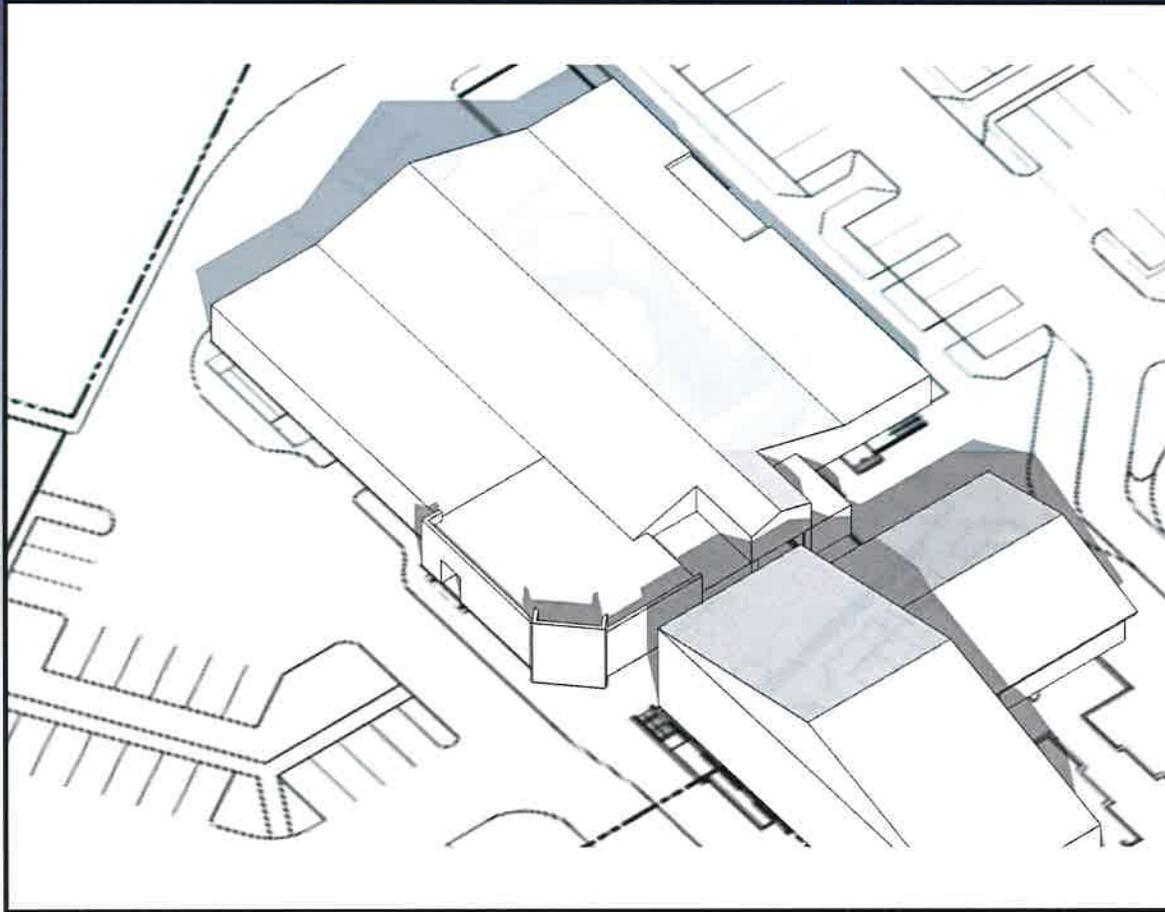


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Update: Demolition Alternative



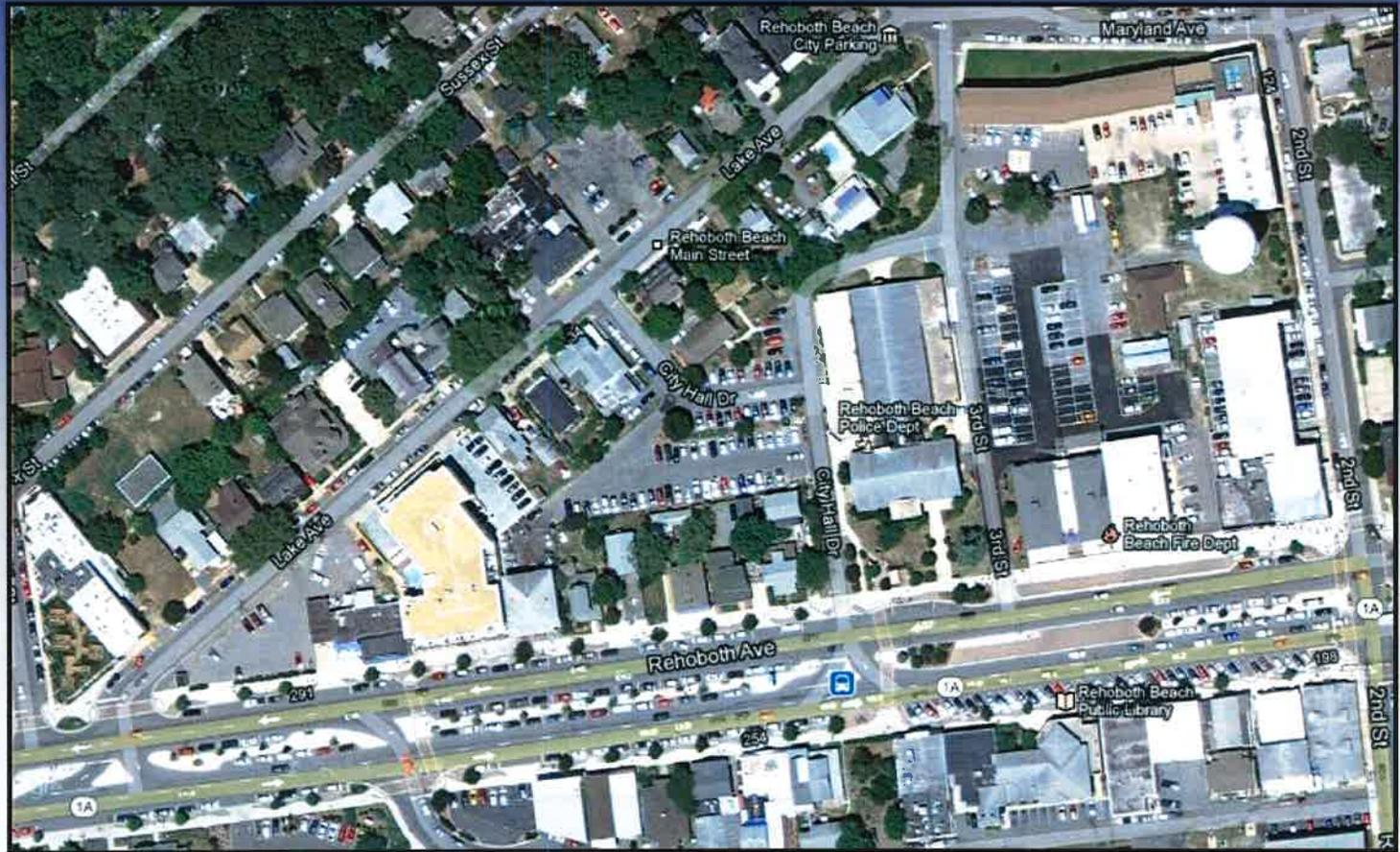
Proposed Phase I:
Side-Facing Gable



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Existing Aerial View

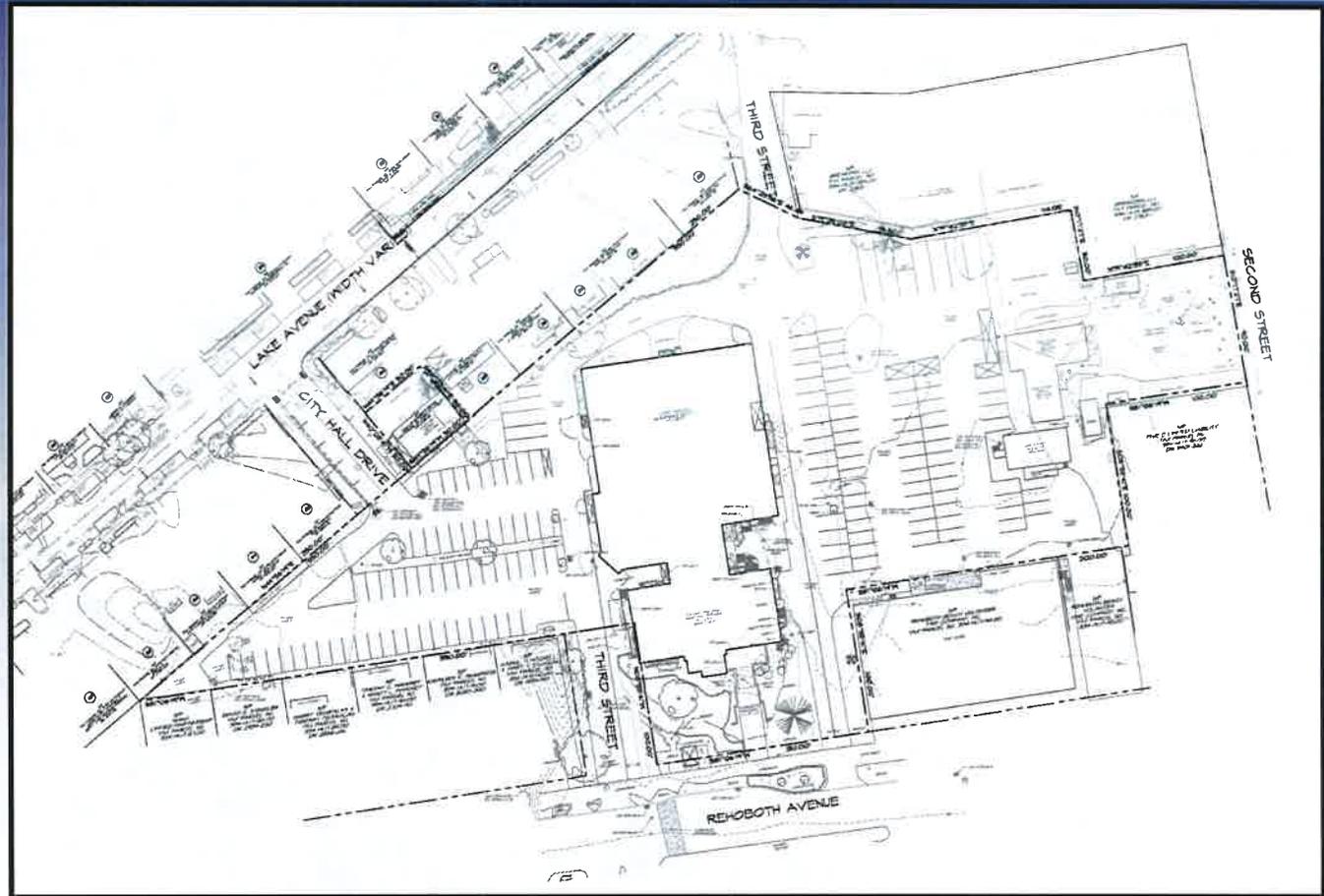


Rehoboth Beach
City Hall Complex



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Existing Site Survey



Rehoboth Beach
City Hall Complex



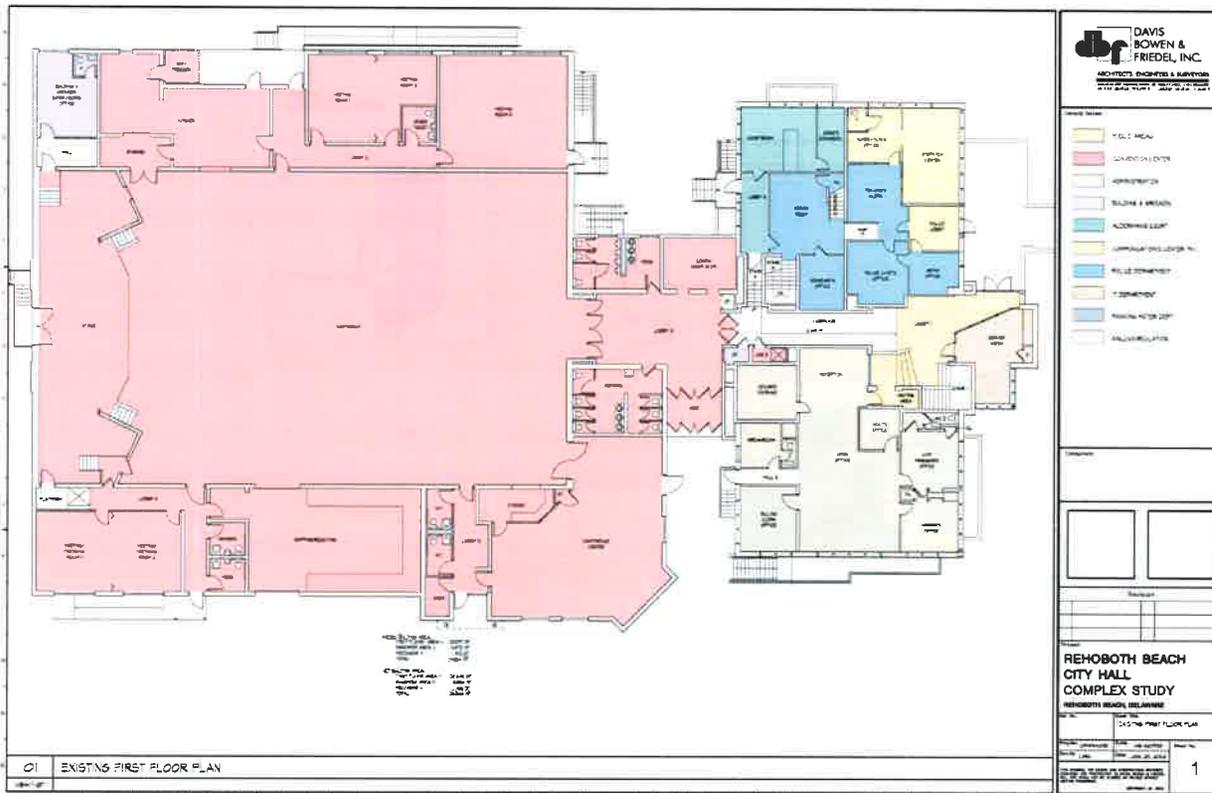
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27 SOUTH HAVEN DRIVE WILMINGTON, DE 19801
P.O. BOX 1444 WILMINGTON, DE 19801
WWW.DBF.COM

Building Evaluation



STRUCTURAL

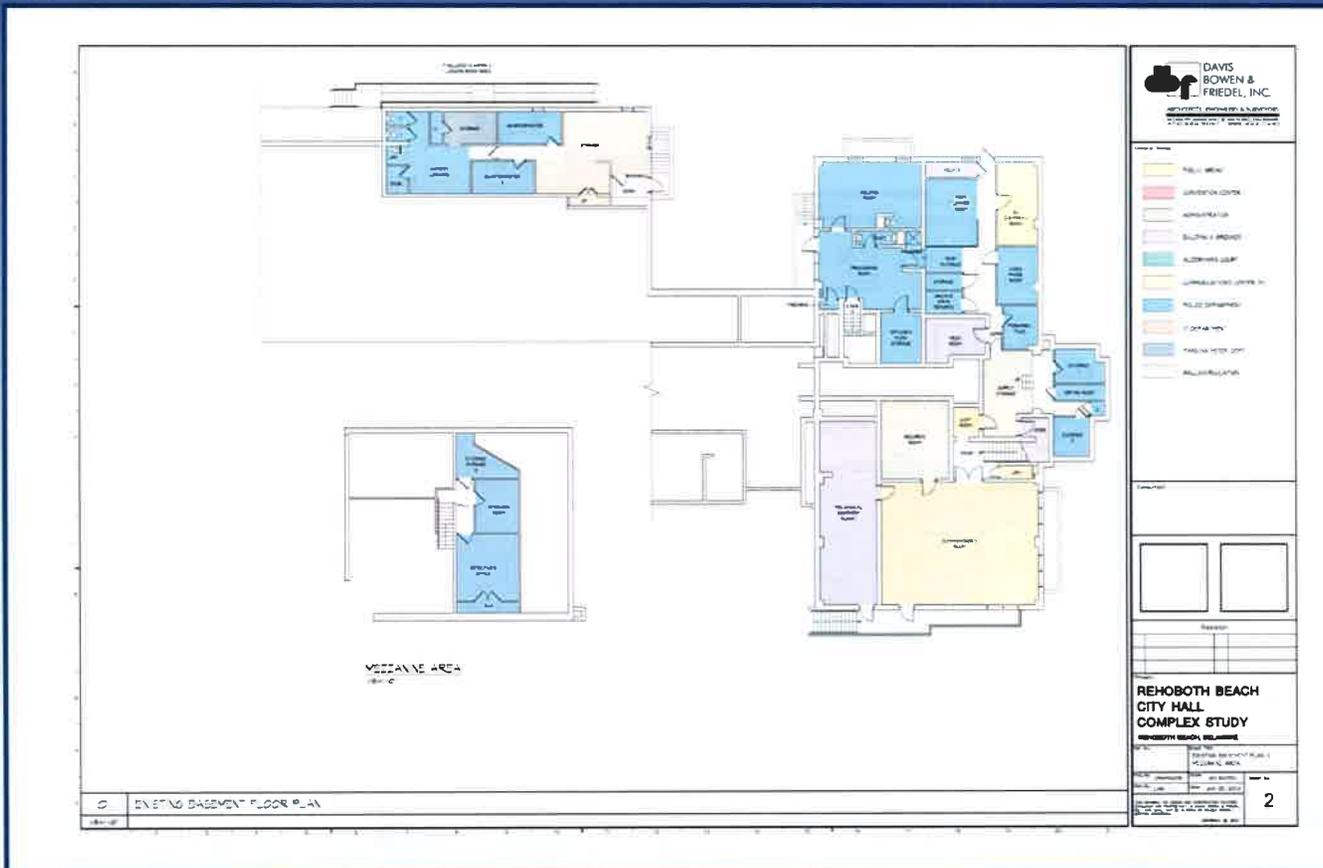
- ❖ Minor Areas of Moisture Penetration in Basement
- ❖ Minor Wood Roof Deck Deterioration
- ❖ Numerous Masonry Defects in Brick Walks and Retaining Walls
- ❖ Beam Supporting Loading Dock Canopy Appears Undersized for Snow Loads



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Building Evaluation



- ### CODE EVALUATION*
- ❖ Fire Suppression System Non-Existent
 - ❖ First Floor Area Exceeds Permitted Floor Area for Mixed-Occupancy, Non-Separated Building
 - ❖ Basement Egress Passes Through Storage Areas in Some Instances
 - ❖ Some Doors Do Not Swing in Direction of Egress Travel
 - ❖ Several ADA Deficiencies

* Based upon current codes; does not necessarily mean that building is non-compliant



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 P. 954.487.1100 F. 954.487.1101
 WWW.DBFRIEDEL.COM

Rehoboth Beach City Hall Complex: Feasibility Assessment

Program

**REHOBOTH BEACH CITY
HALL COMPLEX
PROGRAM**
November 1, 2012

SUMMARY (BY BUILDING)

	Net Area	Walls/Circulation	Gross Area
CURRENT CITY HALL (Includes Sheds)	26,003	3,556 14%	29,559
CURRENT BUILDING 306	4,053	959 24%	5,012
CURRENT PARKING METER BUILDING	1,050	182 17%	1,232
CURRENT TECH SERVICES BUILDING (Includes Sheds)	2,062	398 19%	2,460
CURRENT MAIN STREET BUILDING	975	145 15%	1,120
BUILDING AREA TOTALS	34,143	5,240	39,383
Grossing Factor		15%	

SUMMARY (BY DEPARTMENT)

	Existing Area (NSF)	Program Area (NSF)	NSF-Diff	%-Diff
TOTAL PUBLIC AREAS	1,493	2,261	768	51%
TOTAL CONVENTION CENTER	15,664	16,955	1,291	8%
TOTAL ADMINISTRATION	2,870	4,071	1,201	42%
TOTAL BUILDING & GROUNDS	1,405	2,425	1,020	73%
TOTAL ALDERMAN'S COURT	438	900	462	105%
TOTAL COMMUNICATION'S CENTER	728	1,647	919	126%
TOTAL POLICE DEPARTMENT	3,564	8,682	5,118	144%
TOTAL IT DEPARTMENT	1,020	978	-42	-4%
TOTAL BUILDING & LICENSING	2,786	2,197	-589	-21%
TOTAL PARKING METER DEPT.	3,200	3,516	404	13%
TOTAL MAIN STREET OFFICES	975	1,000	25	3%
DEPARTMENT NET AREA TOTALS	34,143	44,632	10,489	31%
Grossing Factor (15%/20%)	5,240	8,926	3,686	70%
Added Public Area Promenade		1,000	1,000	
Additional Convention Center Lobby		1,500	1,500	
DEPARTMENT GROSS AREA TOTALS	39,383	56,058	16,675	42%



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Rehoboth Beach City Hall Complex: Feasibility Assessment

Cost Estimate

CONSTRUCTION COST SUMMARY			
BUILDING CONSTRUCTION COST			
<u>New Construction</u>			
Sitework	NA	\$778,680	
Building Demolition			
Phase 1 Demolition & Temp Protection	NA	\$137,000	
Phase 2 Demolition	NA	\$39,000	
Police Department	9,986 sf	\$2,696,220	
Communications Center (911)	1,930 sf	\$627,250	
Convention Center (Incl. Restrooms)	2,962 sf	\$962,650	
Public Areas (Incl. Restrooms)	5,315 sf	\$1,408,475	
Alderman's Court	1,000 sf	\$230,000	
Administration	4,476 sf	\$1,007,100	
Building And Licensing	2,573 sf	\$578,925	
IT Department	922 sf	\$221,280	
Main Street	1,000 sf	\$180,000	
Parking Meter And Tech Services	3,089 sf	\$540,575	
Mechanical	0 sf	\$0	
Vertical Circulation	2,062 sf	\$268,060	
Two and a Half Story Space			
Building Exterior	1 LS	\$145,000	
Additional Structure	1 LS	\$48,000	
Vertical Circulation	1 LS	\$55,000	
Undefined Space (Vanella Box)	5,000 SF	\$375,000	
Subtotal New Construction	40,318 sf		\$10,298,215
<u>Renovated or Temporary Construction</u>			
Mechanical, Plumbing & Electrical Modifications			
Boiler Relocation	1 LS	\$44,000	
Temporary Heating Units	1 LS	\$19,000	
Electrical Relocation	1 LS	\$45,000	
Water Service Modifications	1 LS	\$17,000	
Temporary Conv. Center Access & Modifications	1 LS	\$50,000	
Temporary Office Trailers	NA	\$365,000	
Phased Renovation	NA	\$100,000	
Renovated Mechanical Room (excl. equipment)	1,235 sf	\$135,850	
Subtotal Temporary/Phasing Construction			\$775,850
<u>Construction Fees & Other Construction Costs:</u>			
10% Bidding & Construction Contingency	NA	\$1,107,407	
Estimated General Condition Items	NA	\$669,981	
Liability Insurance	NA	\$87,004	
Estimated Reimbursable Labor	NA	\$646,923	
Estimated CM Fee	NA	\$543,415	
Cost Escalation	NA	\$0	
Subtotal Construction			\$3,054,730
Grand Total Construction Costs			\$14,128,795

CONSTRUCTION COST SUMMARY			
OTHER CONSTRUCTION RELATED COSTS			
<u>Design Services:</u>			
Estimated Architect/Engineer's Fees	NA	\$1,024,338	
Estimated Civil Engineering Fees	NA	\$141,288	
Geotechnical Evaluation & Quality Testing	NA	\$45,000	
<u>Furniture Fixtures & Equipment:</u>			
5.5% FF&E Allowance	NA	\$843,668	
<u>Owners Administrative Costs:</u>			
Legal Fees	NA	\$50,000	
Sale of Building 306 (Estimated Cost)	NA	(\$2,000,000)	
Moving Expenses	NA	TBD	
1.5% Owners Contingency	NA	\$213,496	
Grand Total Other Construction Related Costs			\$317,790
GRAND TOTAL PROJECT COSTS			\$14,446,585
NOTE: All pricing assumes non prevailing wage			

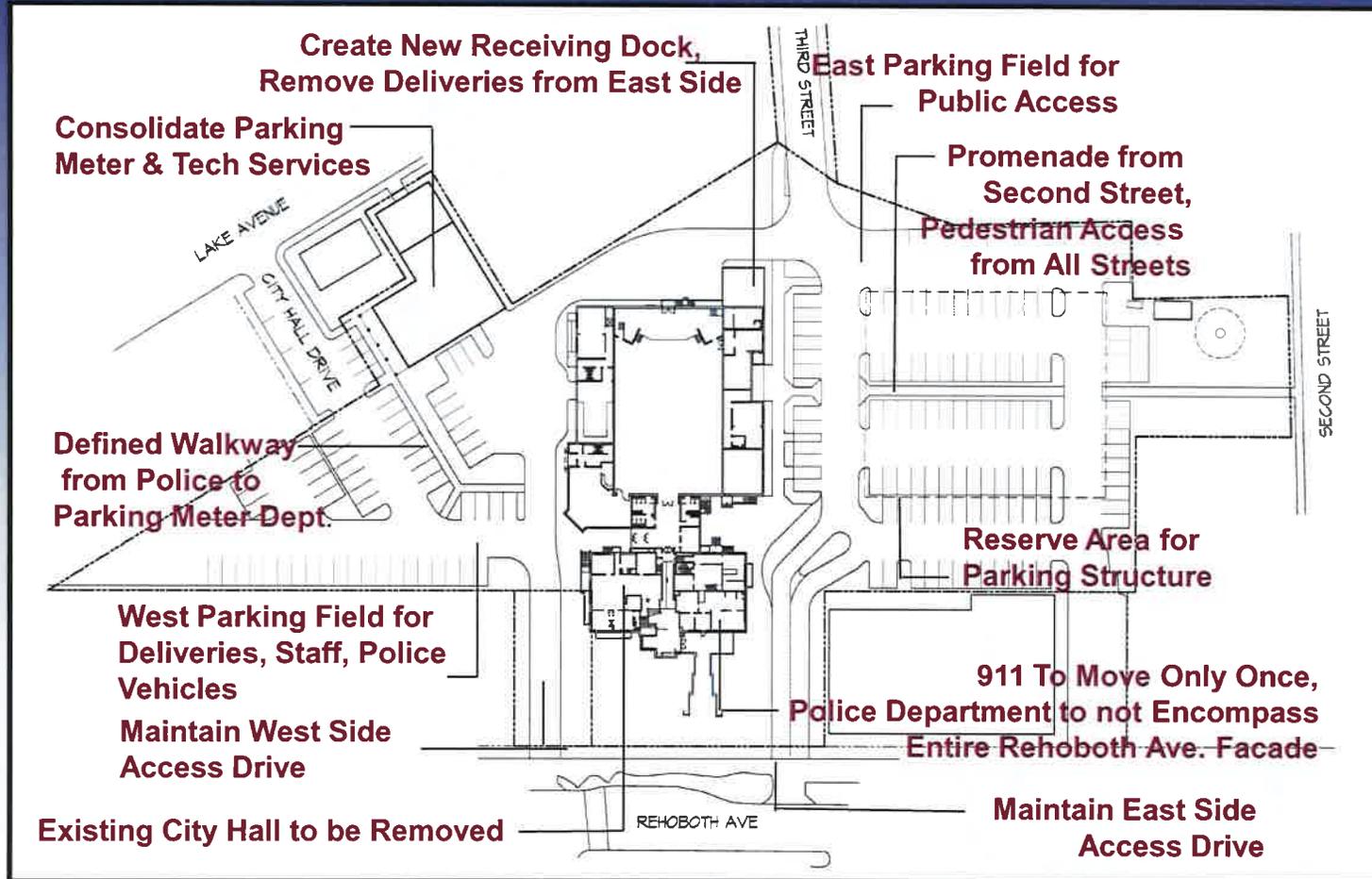
Estimate for 2.5 Story Approach
(11/04/13)



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 300 North Washington Street, 2nd Floor, Newark, NJ 07102
 1000 W. 10th Street, Suite 100, Rehoboth Beach, DE 19970
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Assumptions Going Forward



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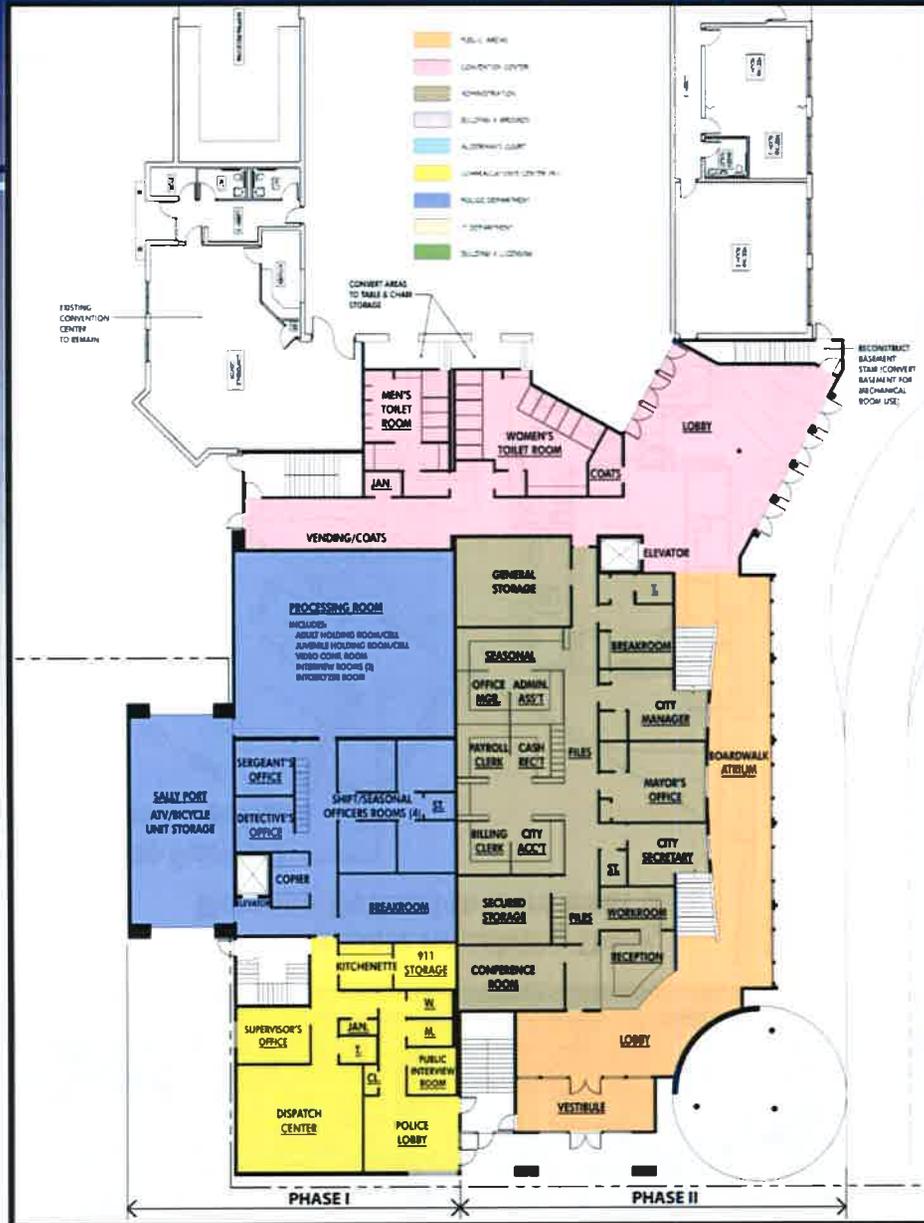


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Rehoboth Beach, DE 19709
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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



FIRST FLOOR

New Construction: 15,065 SF

Total Construction: 38,746 SF



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



SECOND FLOOR

New Construction: 12,156 SF

Total Construction: 38,746 SF

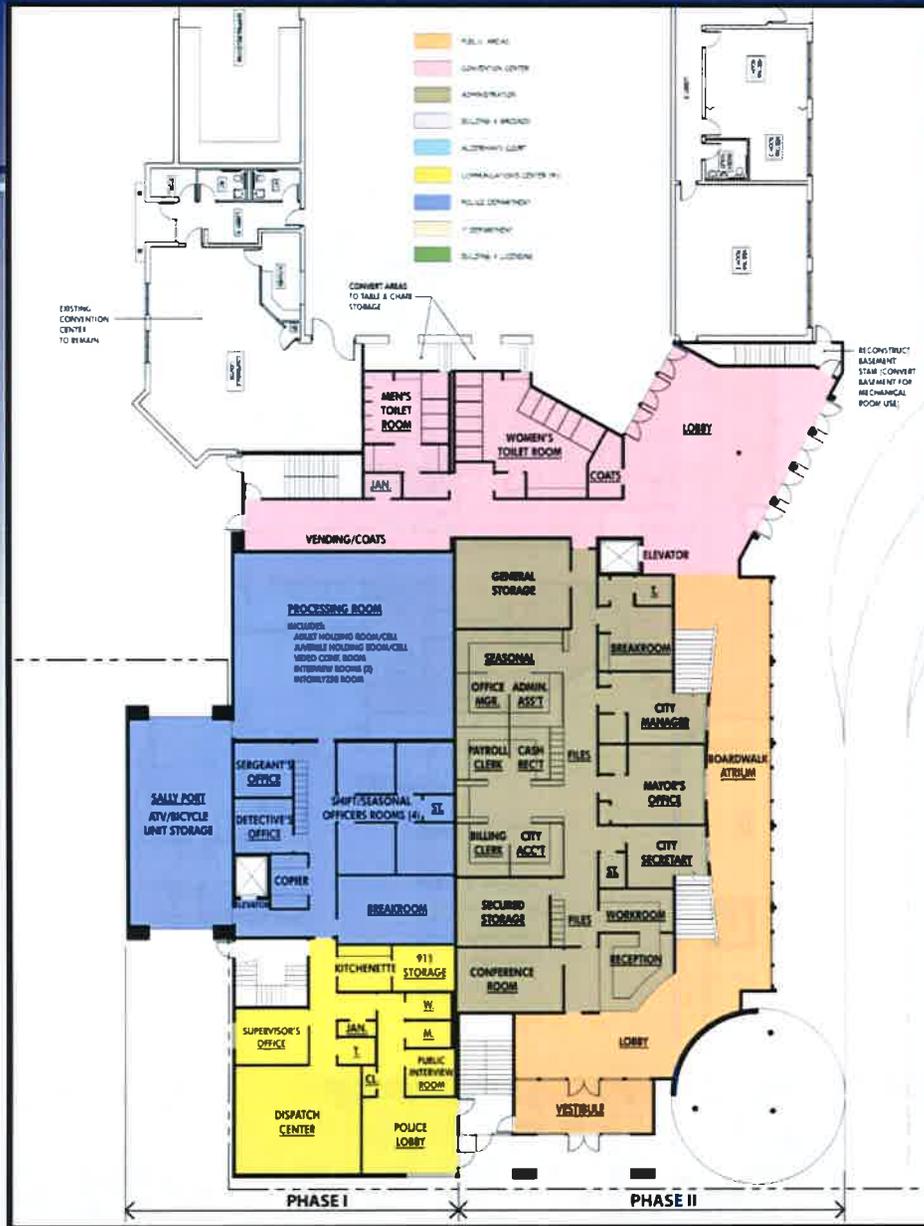


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 1000 N. STATE ST. SUITE 200 REHOBOTH BEACH, FL 33431
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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



THIRD FLOOR

New Construction: 6,000 SF

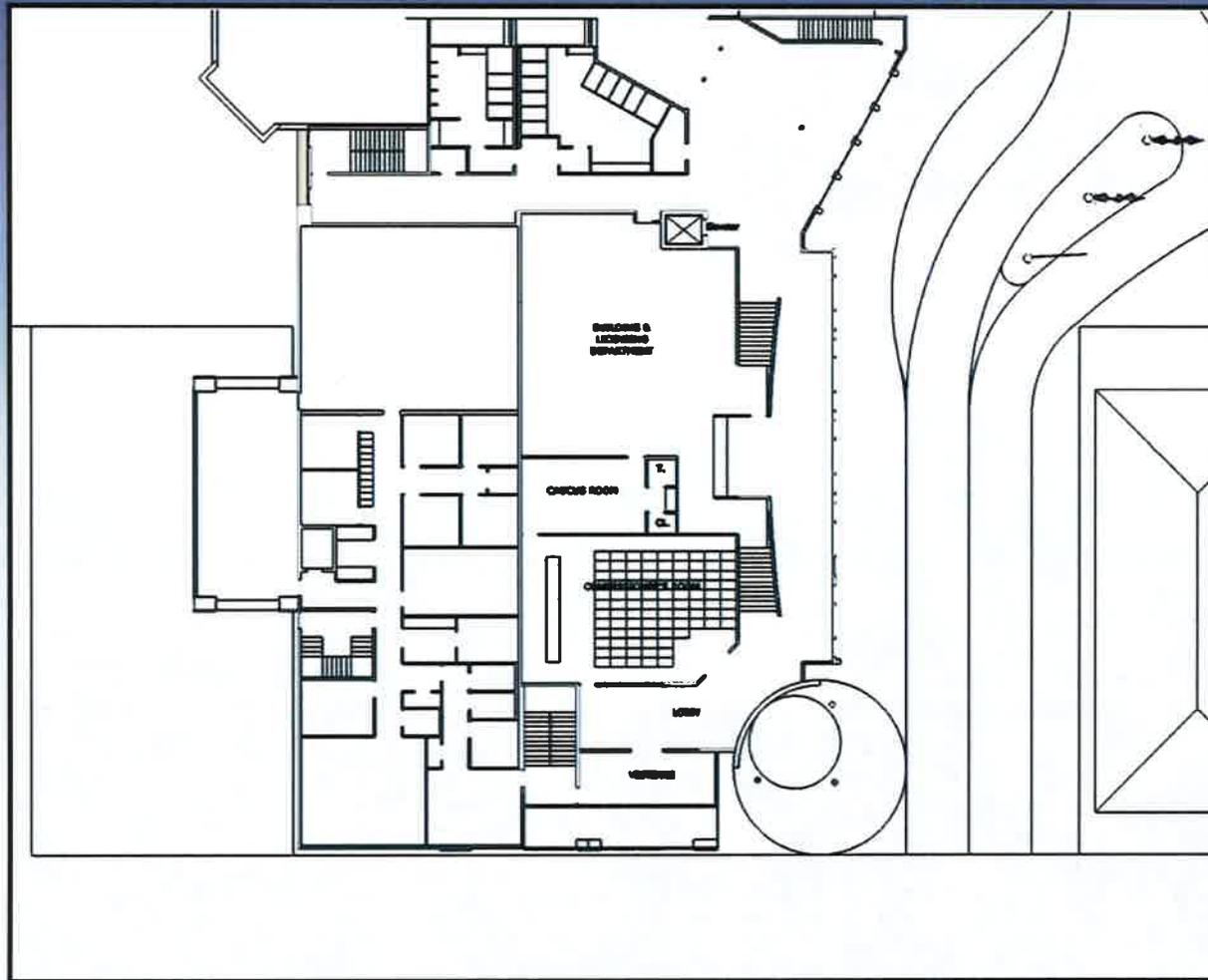
Total Construction: 38,746 SF



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 1000 PINEAPPLE BLVD. SUITE 300, WILMINGTON, DE 19801
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Review: Schematic Design Options



OPTIONAL FIRST FLOOR

- FIRST FLOOR COMMISSIONER'S ROOM



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Review: Schematic Design Options



OPTION 1.2.2a

- 2.5 STORIES
- BRICK SECOND STORY
- CIVIC PLAZA
- EXECUTIVE SUITE (OPTIONAL)



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TEL: 561-321-1111 FAX: 561-321-1112
WWW.DBF.COM

Review: Schematic Design Options

OPTION 1.2.2a

- 2.5 STORIES
- BRICK SECOND STORY
- CIVIC PLAZA
- EXECUTIVE SUITE (OPTIONAL)



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11000
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Review: Schematic Design Options



OPTION 1.2.2a

- 2.5 STORIES
- BRICK SECOND STORY
- CIVIC PLAZA
- EXECUTIVE SUITE (OPTIONAL)



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1100 W. BROADWAY, SUITE 1000, WASHINGTON, DC 20004

Review: Schematic Design Options



OPTION 1.2.2a

- 2.5 STORIES
- BRICK SECOND STORY
- CIVIC PLAZA
- EXECUTIVE SUITE (OPTIONAL W/FLAG)



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Professional Seal of Surveyor License No. 10000
Professional Seal of Professional Engineer License No. 10000
Professional Seal of Professional Surveyor License No. 10000

Review: Schematic Design Options



OPTION 1.2.2b

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA
- EXECUTIVE SUITE (OPTIONAL)



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Review: Schematic Design Options

OPTION 1.2.2b



- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA
- EXECUTIVE SUITE (OPTIONAL)



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ARCHITECTS ENGINEERS SURVEYORS

Review: Schematic Design Options



OPTION 1.2.2c

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
GRAPHICS FEATURE



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www.davisbowenfridel.com

Review: Schematic Design Options

OPTION 1.2.2c

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
GRAPHICS FEATURE



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Review: Schematic Design Options

OPTION 1.2.2c

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
PUBLIC ART FEATURE



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Review: Schematic Design Options

OPTION 1.2.2c

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
STAGE FEATURE



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Review: Schematic Design Options



OPTION 1.2.2d

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
STAGE FEATURE
- REDUCED ATRIUM
HEIGHT



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TEL: 302-641-4444 FAX: 302-641-4444
WWW.DAVISBOWENFRIEDEL.COM

Review: Schematic Design Options



OPTION 1.2.2d

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
STAGE FEATURE
- REDUCED ATRIUM
HEIGHT



ARCHITECTS ENGINEERS SURVEYORS

11000...
11000...
11000...

Review: Schematic Design Options



OPTION 1.2.2d

- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
STAGE FEATURE
- REDUCED ATRIUM
HEIGHT



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Next Meeting

- Review Floor Plan Layouts with City Manager and Department Heads, then Modify
- Formulate Narratives for Proposed Building Systems
- Prepare Cost Estimates Based Upon Selected Schematic Design Options
- Further Develop Schematic Design

Next Meeting Date: April 7, 2014



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