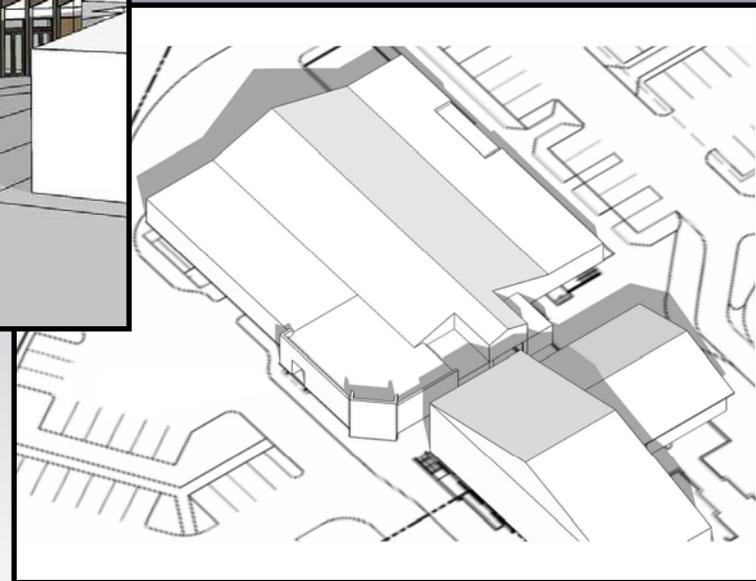


Rehoboth Beach City Hall Complex: Task Force Meeting 5 Rehoboth Beach, Delaware

April 7, 2014



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WEB www.dbfinc.com

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)
 - Selected Schematic Design Alternative
- Review/Consensus: Updated Floor Plans, Exterior
- Review/Consensus: Updated Construction Budget
- 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



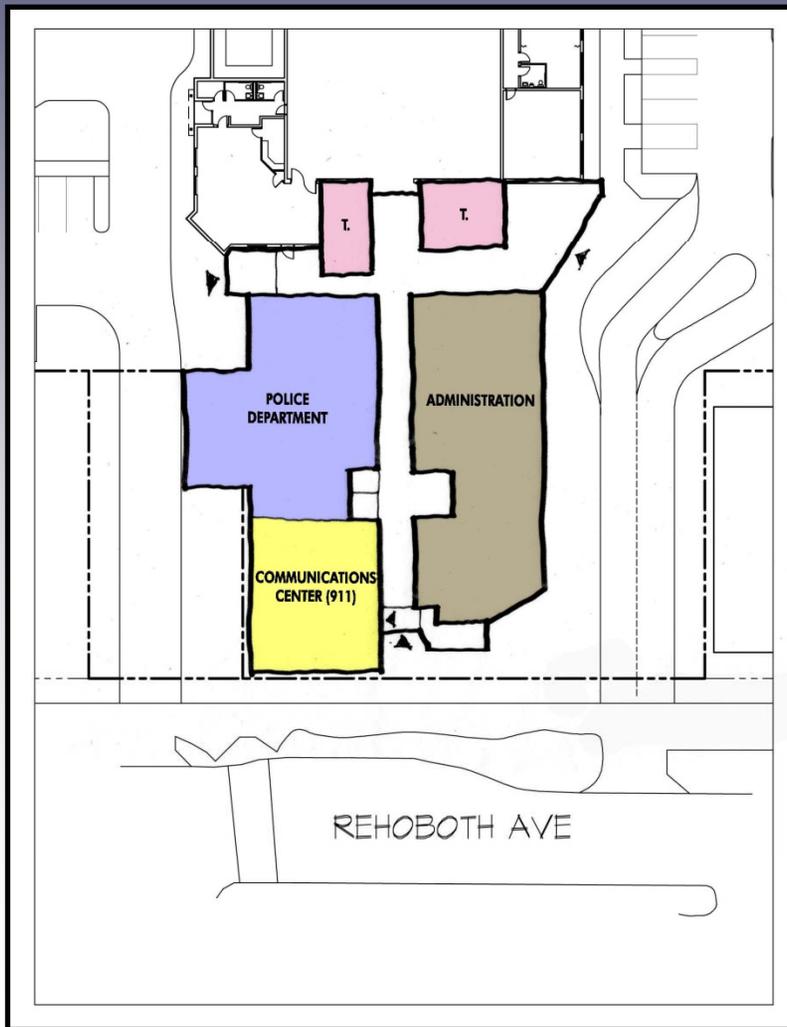
Rehoboth Beach
City Hall Complex



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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

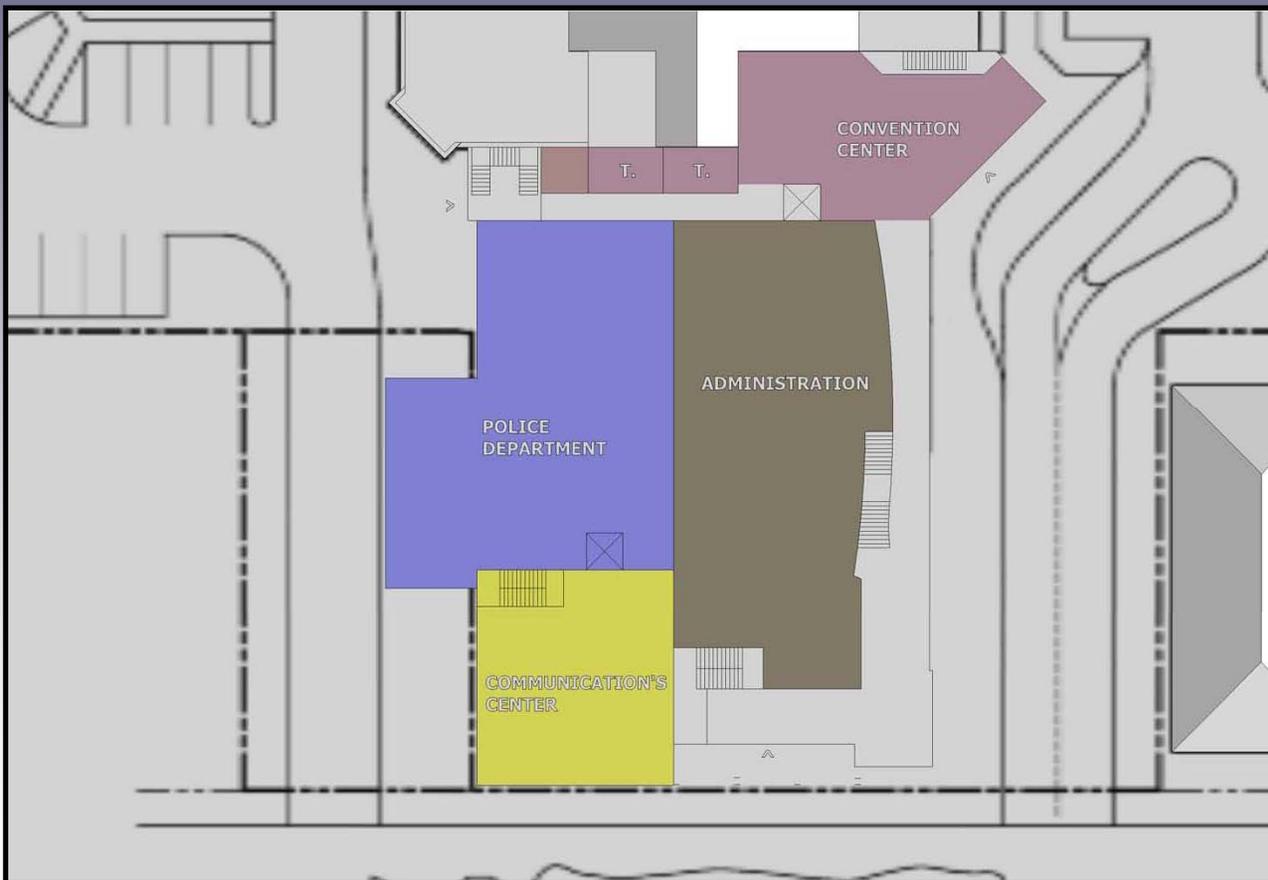
Site Plan



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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



Second Floor

OPTION 1.2 TWO and a HALF-STORIES



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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

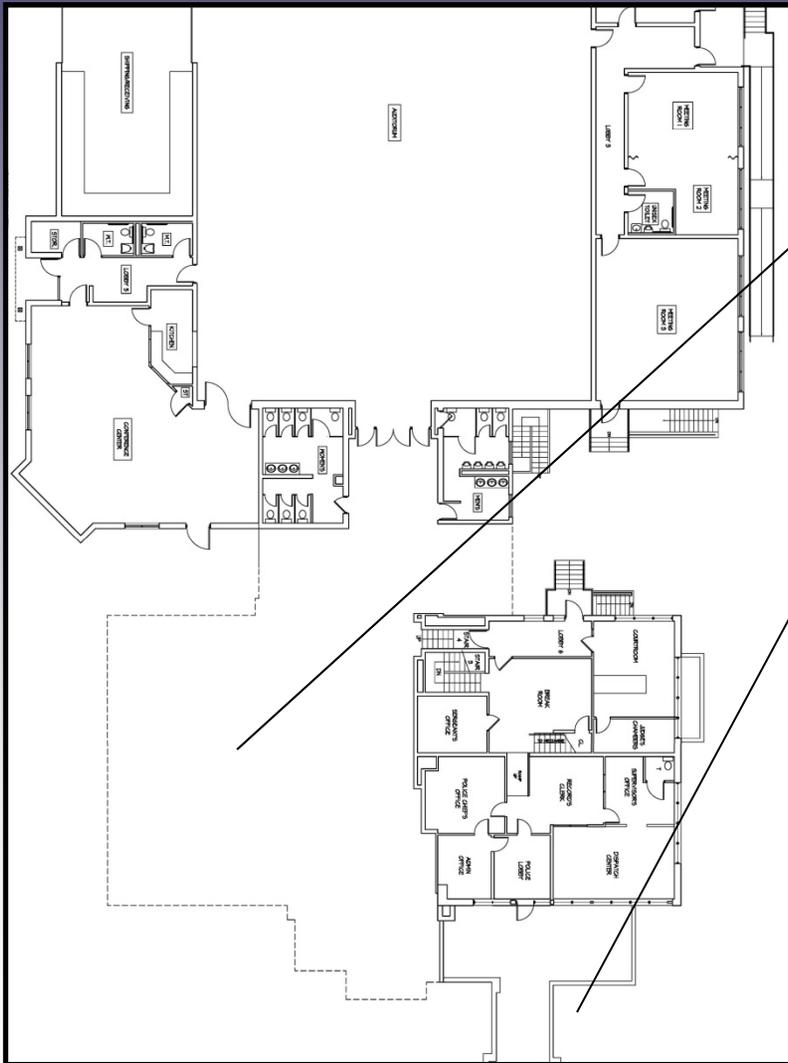
TWO and a HALF-STORIES
(ASYMMETRICAL; PLAZA)



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Recap: Demolition Alternative



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

More Design Flexibility Possible In Southeast Quadrant

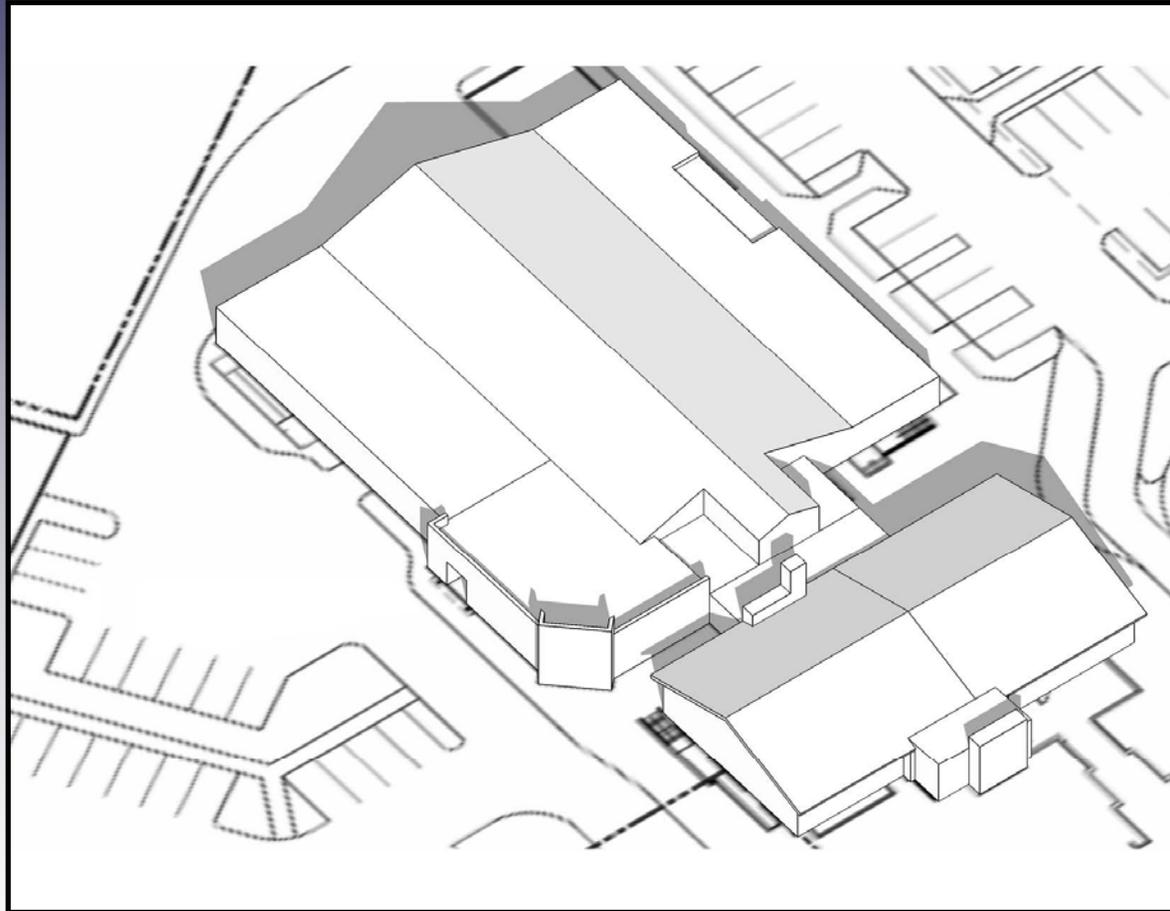
Existing Basement Beneath Convention Center will be Renovated as New Mechanical Room for Expansion



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Recap: Demolition Alternative



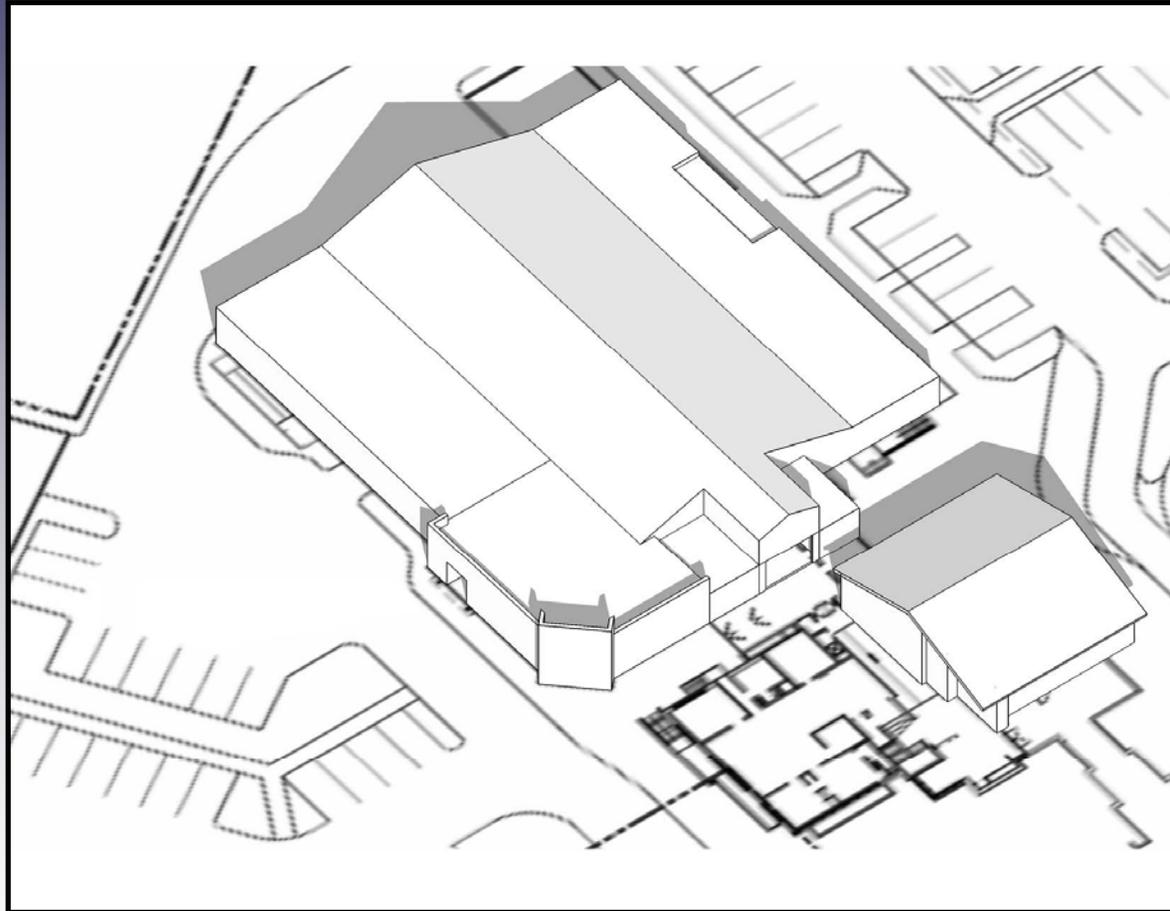
Existing



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Recap: Demolition Alternative



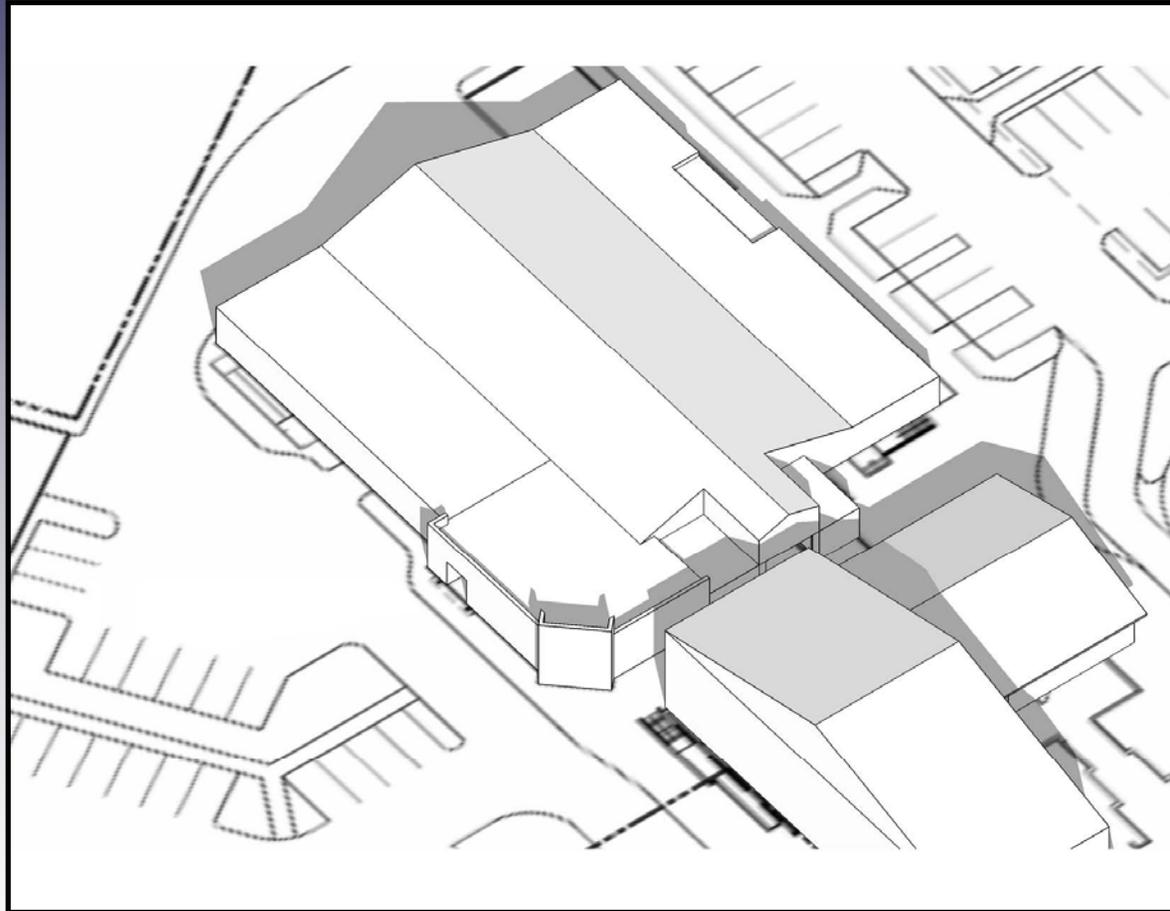
Proposed



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Recap: Demolition Alternative



Proposed Phase I:
Side-Facing Gable



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Recap: Schematic Design Options



OPTION 1.2.2a

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



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Recap: Schematic Design Options



OPTION 1.2.2a

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



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Recap: Schematic Design Options



OPTION 1.2.2a

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



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Recap: Schematic Design Options



OPTION 1.2.2a

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



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Recap: 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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Recap: Schematic Design Options



OPTION 1.2.2d

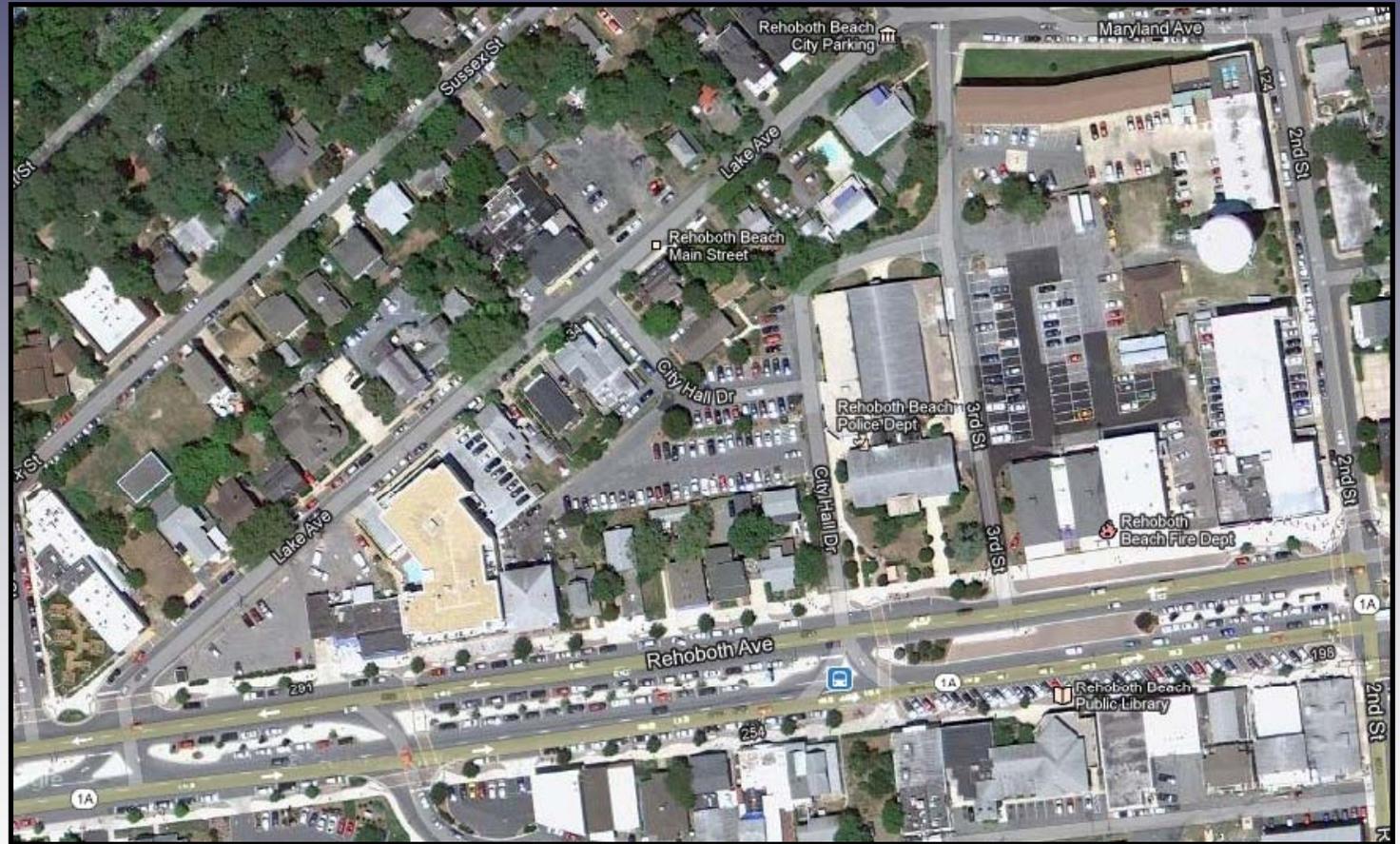
- 2.5 STORIES
- CLAD SECOND STORY
- CIVIC PLAZA W/
STAGE FEATURE
- REDUCED ATRIUM
HEIGHT



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Existing Aerial View



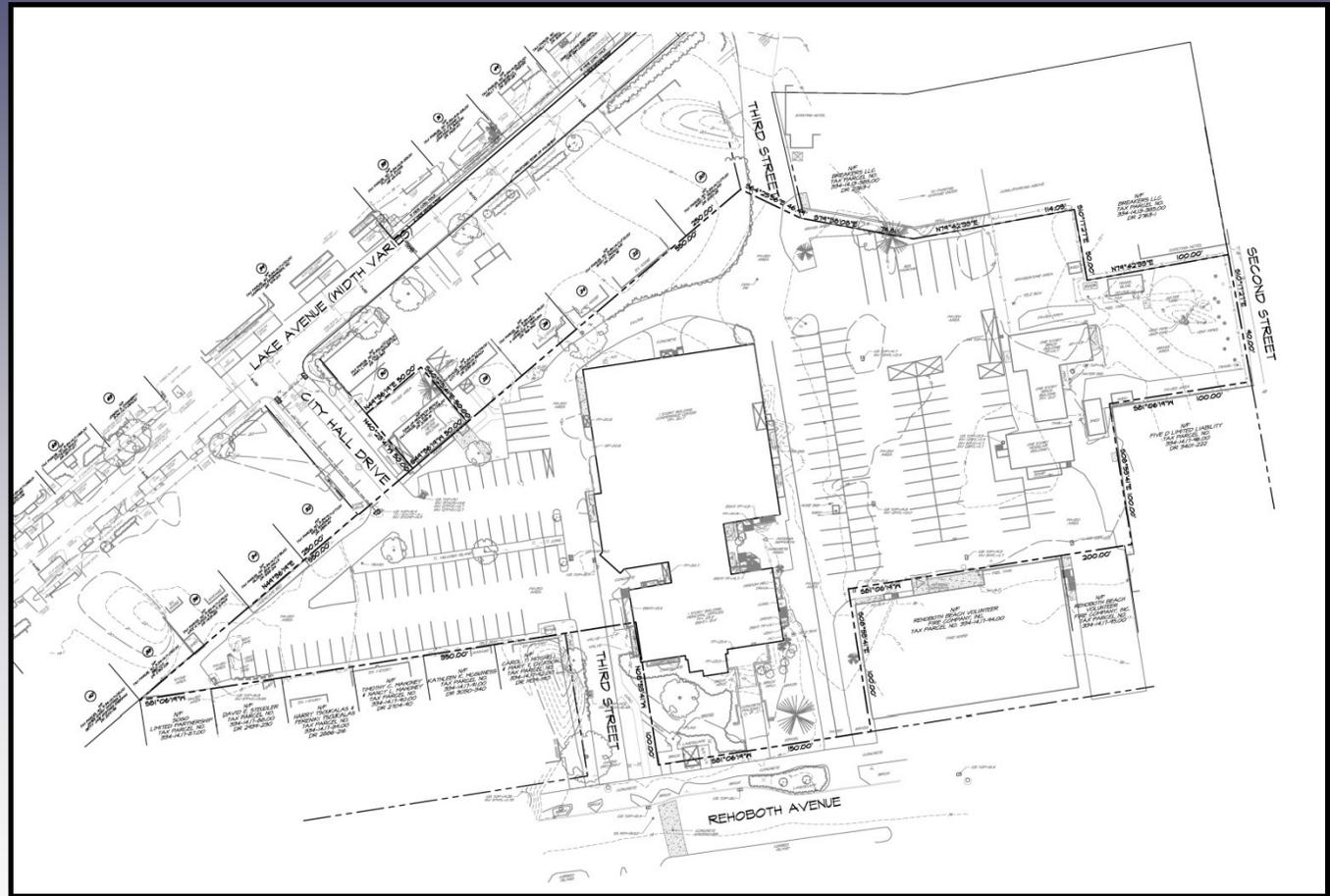
Rehoboth Beach
City Hall Complex



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Existing Site Survey



Rehoboth Beach
City Hall Complex



**DAVIS
BOWEN &
FRIEDEL, INC.**



ARCHITECTS ENGINEERS SURVEYORS

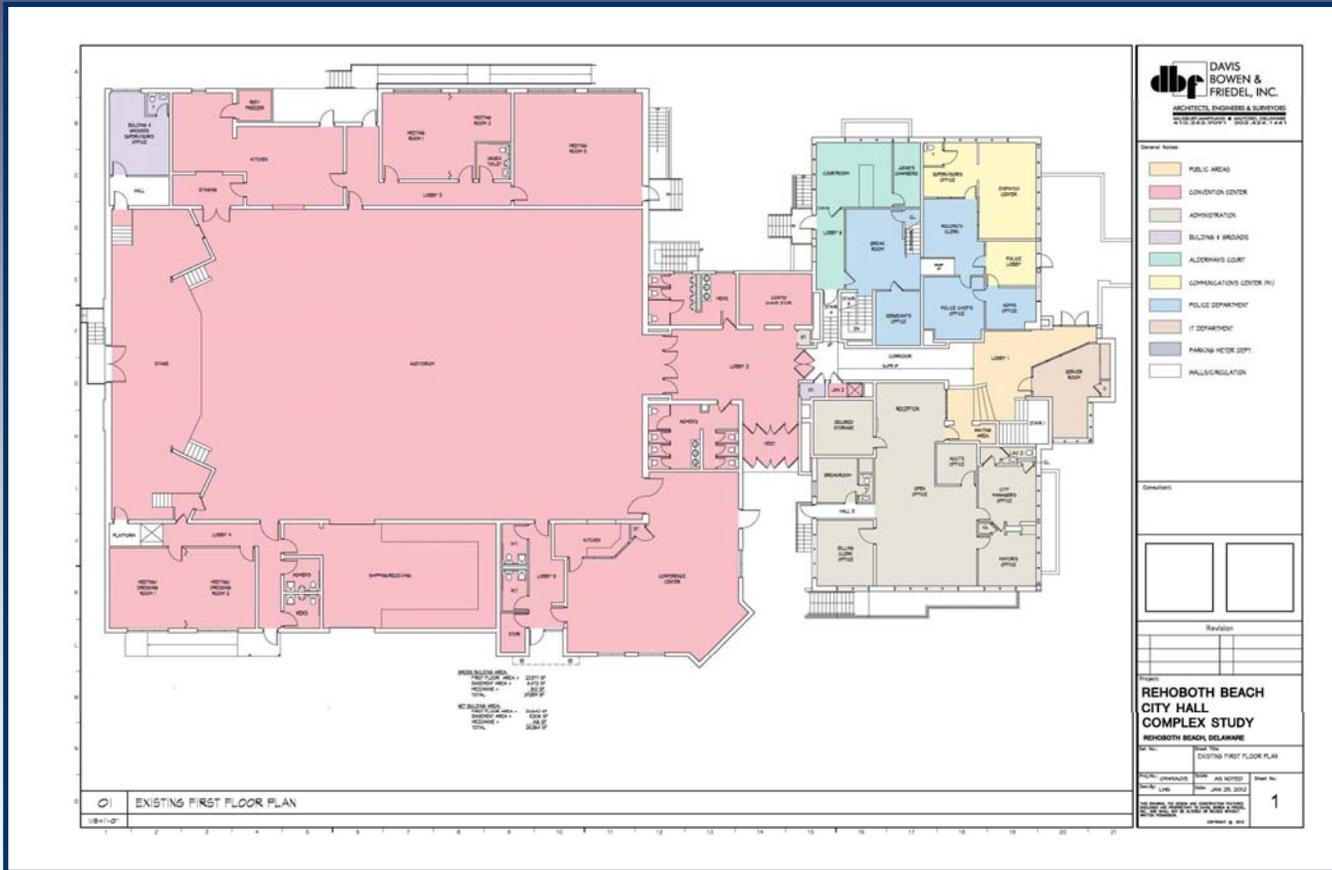
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Rehoboth Beach City Hall Complex: Feasibility Assessment

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

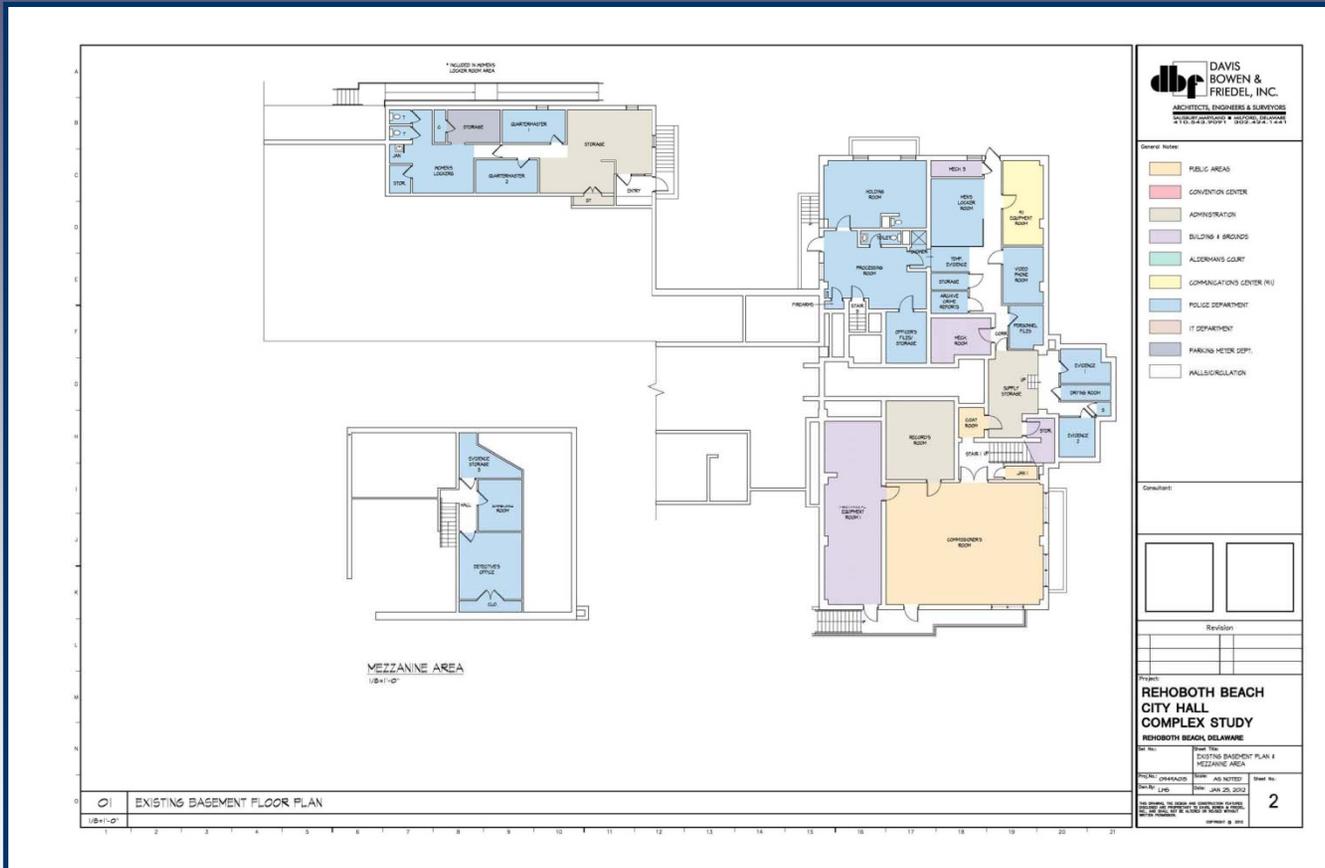


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Rehoboth Beach City Hall Complex: Feasibility Assessment

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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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)

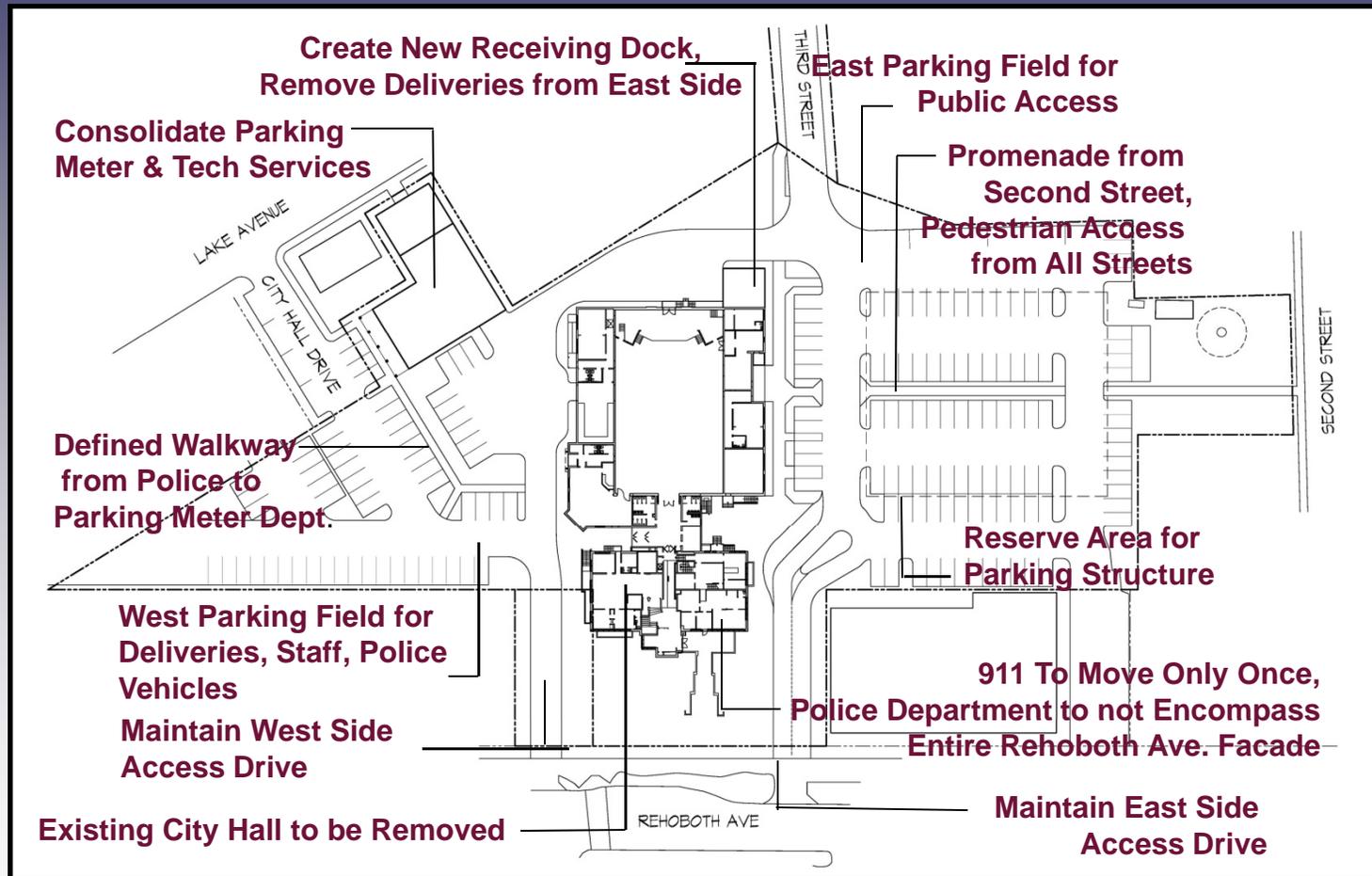
	Existing Area (NSF)	Program Area (NSF)	NSF-Diff	%-Diff
TOTAL PUBLIC AREAS	1,493	2,261	768	51%
TOTAL CONVENTION CENTER	15,664	16,955	1,291	8%
TOTAL ADMINISTRATION	2,870	4,071	1,201	42%
TOTAL BUILDING & GROUNDS	1,405	2,425	1,020	73%
TOTAL ALDERMAN'S COURT	438	900	462	105%
TOTAL COMMUNICATION'S CENTER	728	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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Assumptions Going Forward



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



SITE PLAN



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



BASEMENT FLOOR

New Construction: 5,385 SF
 Renovation: 1,105 SF

Total New Construction: 37,780 SF
 Total Renovation: 2,350 SF



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



FIRST FLOOR

New Construction: 14,025 SF
Renovation: 1,245 SF

Total New Construction: 37,780 SF
Total Renovation: 2,350 SF



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



SECOND FLOOR

New Construction: 12,070 SF

Total New Construction: 37,780 SF

Total Renovation: 2,350 SF

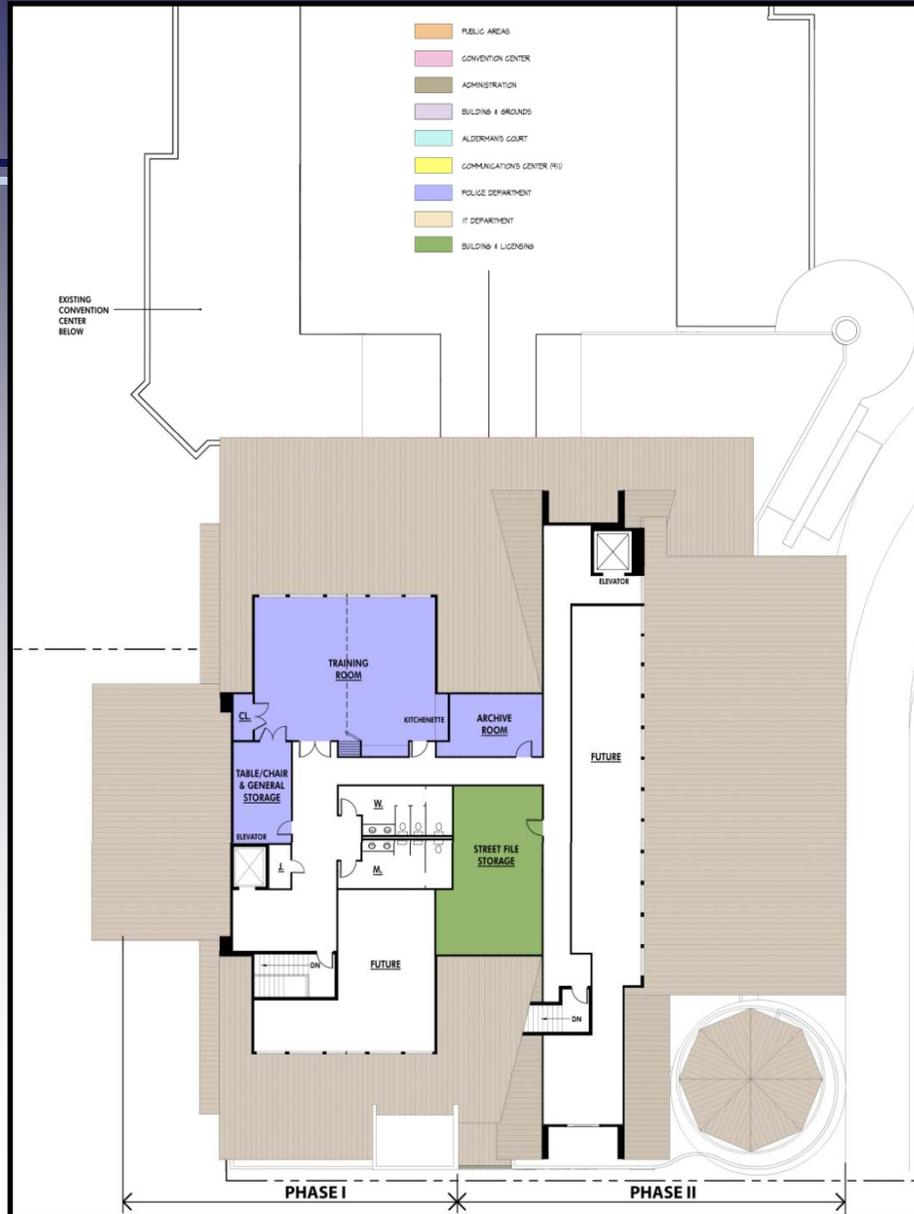


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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design



THIRD FLOOR

New Construction: 6,300 SF

Total New Construction: 37,780 SF

Total Renovation: 2,350 SF



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Review: Schematic Design



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Review: Schematic Design



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Review: Schematic Design



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Review: Schematic Design



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Rehoboth Beach City Hall Complex: 90% Schematic Design

Cost Estimate

BUILDING CONSTRUCTION COST

	PHASE I	PHASE II
<u>New Construction</u>		
Demolition	\$136,398	\$73,000
Concrete & Reinforcing	\$398,255	\$184,251
Masonry	\$393,497	\$266,335
Metals	\$533,666	\$660,451
Wood, Plastics And Composites	\$190,769	\$283,397
Thermal And Moisture Protection	\$321,213	\$308,802
Openings	\$308,321	\$240,433
Cold Formed Metal Framing & Drywall	\$325,600	\$455,591
Tiling	\$14,678	\$14,111
Acoustical Panel Ceilings & Wall Panels	\$99,952	\$59,506
Flooring	\$128,835	\$73,542
Paint And Wall Finishes	\$64,615	\$62,119
Specialties	\$154,130	\$148,174
Equipment	\$76,653	\$73,691
Furnishings	\$0	\$0
Special Construction	\$0	\$0
Conveying Equipment	\$112,900	\$165,000
Fire Suppression	\$78,789	\$65,464
Plumbing Systems	\$177,770	\$130,901
HVAC System	\$715,567	\$597,146
Electrical System	\$419,287	\$332,917
Communications Allowance	\$271,820	\$96,379
Electronic Safety And Security	\$110,928	\$71,442
Subtotal New Construction	\$4,897,245	\$4,289,651
Earthwork	\$177,800	\$98,600
Exterior Improvements	\$382,000	\$297,300
Utilities	\$189,600	\$28,900
Grand Total New Construction	\$5,646,645	\$4,714,451
<u>Renovated or Temporary Construction</u>		
Mechanical, Plumbing & Electrical Modifications		
Boiler Relocation	\$44,000	\$0
Temporary Heating Units	\$19,000	\$0
Electrical Relocation	\$45,000	\$0
Water Service Modifications	\$17,000	\$0
Temporary Conv. Center Access & Modifications	\$50,000	\$50,000
Temporary Office Trailers	\$200,000	\$165,000
Phased Renovation	\$100,000	\$100,000
Renovated Mechanical Room (excl. equipment)	\$79,170	\$0
Renovated Conv. Center Lobby (First Floor)	\$0	\$234,000
Subtotal Temporary/Phasing Construction	\$554,170	\$549,000

BUILDING CONSTRUCTION COST (cont'd)

	PHASE I	PHASE II
<u>Construction Fees & Other Construction Costs:</u>		
10% Bidding & Construction Contingency	\$620,081	\$526,345
Estimated General Condition Items	\$372,049	\$289,490
Liability Insurance	\$41,980	\$35,634
Estimated Reimbursable Labor	\$279,037	\$236,855
Estimated CM Fee	\$300,558	\$254,071
Cost Escalation	\$0	\$0
Subtotal Construction	\$1,613,705	\$1,342,395
Grand Total Construction Costs (Per Phase)	\$7,814,520	\$6,605,846
Grand Total Construction Costs (Total)	\$14,420,365	

OTHER CONSTRUCTION RELATED COSTS

<u>Design Services:</u>		
Estimated Architect/Engineer's Fees	\$1,045,476	
Estimated Civil Engineering Fees	\$144,204	
Geotechnical Evaluation & Quality Testing	\$45,000	
<u>Furniture Fixtures & Equipment:</u>		
5.5% FF&E Allowance	\$793,120	
<u>Owners Administrative Costs:</u>		
Legal Fees	\$50,000	
Sale of Building 306 (Estimated Cost)	(\$2,000,000)	
Moving Expenses	TBD	
1.5% Owners Contingency	\$217,472	
Grand Total Other Construction Related Costs	\$295,273	
GRAND TOTAL PROJECT COSTS	\$14,715,638	

NOTE: All pricing assumes non prevailing wage

ALTERNATE PRICING

Add 8,000sf of Phase II Basement Shell Space	\$560,000
Add 4,089sf of New Parking Meter/Main Street Meeting	\$1,063,140



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Next Meeting

- Finalize Narratives for Proposed Building Systems
- Finalize Schematic Design
- Update Cost Estimate/Schedule

Next Meeting Date: May 5, 2014



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