

Rehoboth Beach City Hall Complex:

Task Force Meeting 7 Rehoboth Beach, Delaware

June 9, 2014



ARCHITECTS ENGINEERS SURVEYORS

CONE PLAZA EAST SUITE 200 P.O. BOX 993 SAUSBURY, NJ 21803-0093
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Meeting Agenda

- Welcome – Review Narrative Highlights
- Recap: Alternative Exterior Design Options
 - Corner Element
 - Police Lobby Element
 - Sally Port Roof Form
 - East Facing Dormer
 - N/S Facing Dormers
 - Angled Colonnade
 - Window Roof Supports
- Review/Consensus: Composite Schematic Design
- Review/Consensus: Updated Cost Estimate
- Review/Consensus: Scope & Schedule for Next Meeting

Rehoboth Beach
City Hall Complex



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Rehoboth Beach City Hall Complex: Schematic Design

Site Design



Rehoboth Beach City Hall Complex



**DAVIS
BOWEN &
FRIEDEL, INC.**



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 993 SAUSBURG, NJ 07803-0093
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Structural System

- Narrative Highlights:
 - Spread Footings/Slab on Grade
 - Flood Zone X – No BFE; Closest Zone BFE is 9.0'
 - Proposed Basement Floor Elevation is 10.0'
 - Encountered Groundwater in Area of Basement: 7.5-8.0'
 - Steel Superstructure Atop Concrete Foundation Walls
 - Rigid Frame Connections for Lateral Stability
 - Open Web Steel Joist Framing w/Slab Atop Steel Deck
 - Roof Framing to be Cold-Formed Steel

Rehoboth Beach
City Hall Complex



DAVIS
BOWEN &
FRIEDEL, INC.



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Recap: Alternative Options



Camp Meeting Association
“Tent” Building

Corner Element



St. Edmonds



ARCHITECTS ENGINEERS SURVEYORS

CORP. PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07083-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Recap: Alternative Options



Previous Design



Preferred Alternative

Corner Element



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Recap: Alternative Options



Previous Design



Preferred Alternative

Police Lobby Element



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURG, NJ 07083-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Recap: Alternative Options



Previous Design



Preferred Alternative

Sally Port Roof Form



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURG, NJ 07803-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Recap: Alternative Options



Previous Design



Preferred Alternative

East Facing Dormer



ARCHITECTS ENGINEERS SURVEYORS

CONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07085-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Recap: Alternative Options



Previous Design



Preferred Alternative

N/S Facing Dormers



ARCHITECTS ENGINEERS SURVEYORS

CONE PLAZA EAST SUITE 200 P.O. BOX 998 SAUSBURY, NJ 07083-0098
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Recap: Alternative Options



Previous Design



Preferred Alternative

Angled Colonnade



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST, SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Recap: Alternative Options



Previous Design



Preferred Alternative

Window Roof Supports



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07083-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfi.com

Rehoboth Beach City Hall Complex: Schematic Design

Reference: Schematic Design



SITE PLAN



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 993 SAUSBURY, NJ 07095-0093
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Reference: Schematic Design



BASEMENT FLOOR

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

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



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfi.com

Rehoboth Beach City Hall Complex: Schematic Design

Reference: Schematic Design



FIRST FLOOR

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

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



ARCHITECTS ENGINEERS SURVEYORS

CONE PLAZA EAST SUITE 200 P.O. BOX 998 SAUSBURG, NJ 07803-0098
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Rehoboth Beach City Hall Complex: Schematic Design

Reference: Schematic Design



SECOND FLOOR

New Construction: 12,070 SF

Total New Construction: 37,780 SF

Total Renovation: 2,350 SF

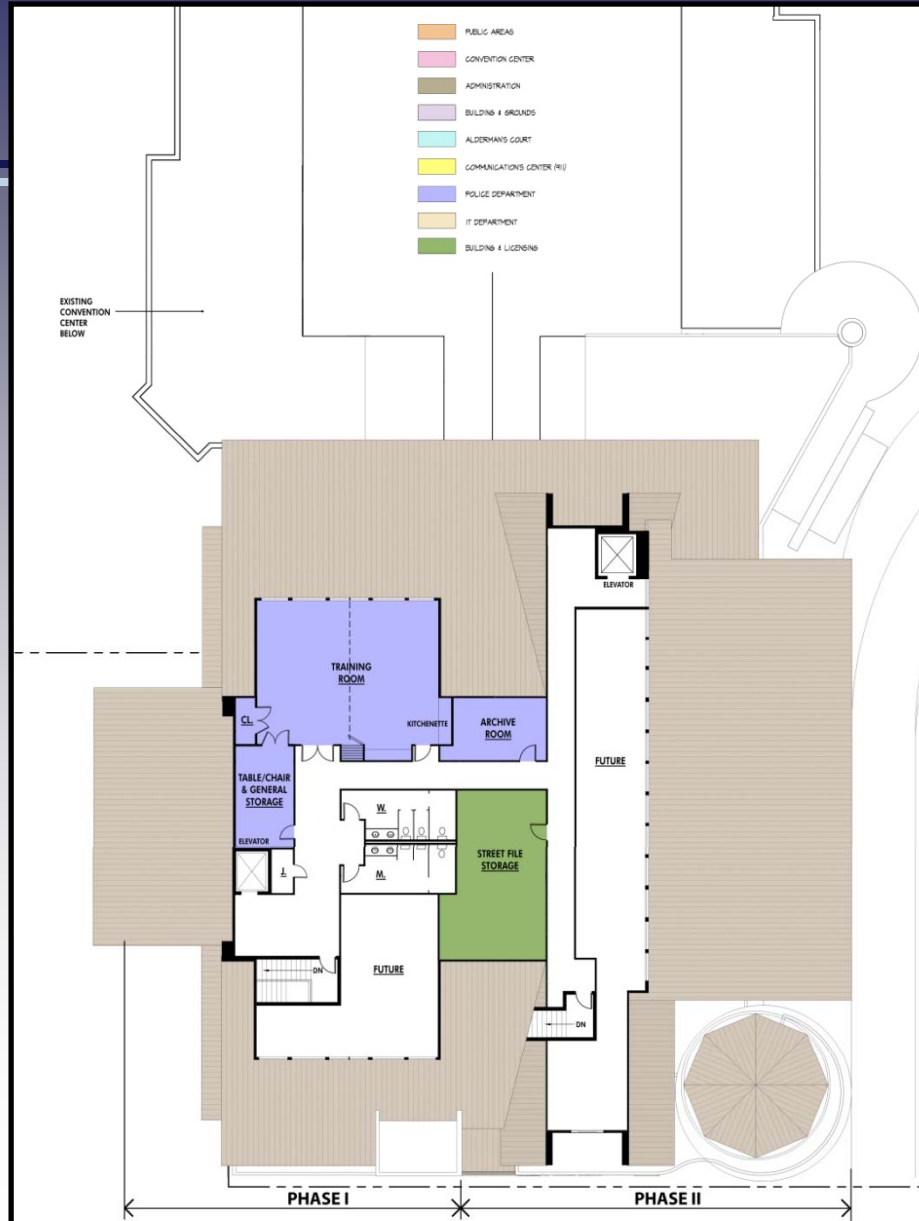


ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 993 SAUSBURY, NJ 07095-0093
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Rehoboth Beach City Hall Complex: Schematic Design

Reference: Schematic Design



THIRD FLOOR

New Construction: 6,300 SF

Total New Construction: 37,780 SF

Total Renovation: 2,350 SF



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07083-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Review: Front Composite Studies



Previous Composite



Study 1

Rehoboth Avenue Facade



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07083-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Review: Front Composite Studies



Study 2



Study 3

Rehoboth Avenue Facade



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURG, NJ 07803-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Review: Front Composite Studies



Study 4



Study 5

Rehoboth Avenue Facade



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07083-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Review: Front Composite Studies



Study 6



Study 7

Rehoboth Avenue Facade



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Review: Front Composite Studies



Study 8



Study 9

Rehoboth Avenue Facade



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURG, NJ 07033-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Review: Front Composite Studies



Study 10



Study 11

Rehoboth Avenue Facade



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST, SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Review: Composite Schematic



Study 9



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com

Review: Composite Schematic



Study 9



**DAVIS
BOWEN &
FRIEDEL, INC.**



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURG, NJ 07803-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Review: Composite Schematic



Study 9



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfi.com

Review: Composite Schematic



Study 9



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST, SUITE 200 P.O. BOX 99, SAUSBURY, NJ 07083-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809, MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Review: Composite Schematic



Study 9



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 99 SAUSBURY, NJ 07095-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Review: Composite Schematic



Study 9



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST, SUITE 200 P.O. BOX 99, SAUSBURY, NJ 07085-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809, MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfinc.com

Rehoboth Beach City Hall Complex: Schematic Design

Review: Cost Estimate

BUILDING CONSTRUCTION COST

New Construction

	PHASE I	PHASE II
New Parking Meter/Main Street Building	\$0	\$916,917
Demolition	\$78,997	\$50,581
Concrete & Reinforcing	\$288,409	\$181,315
Masonry	\$126,097	\$89,418
Metals	\$548,652	\$619,018
Wood, Plastics And Composites	\$151,845	\$209,115
Thermal And Moisture Protection	\$388,898	\$590,184
Openings	\$268,663	\$390,339
Cold Formed Metal Framing & Drywall	\$592,261	\$461,889
Tiling	\$33,080	\$57,282
Acoustical Panel Ceilings & Wall Panels	\$64,919	\$64,755
Flooring	\$114,298	\$59,999
Paint And Wall Finishes	\$47,337	\$42,147
Specialties	\$148,515	\$100,849
Equipment	\$12,000	\$15,000
Furnishings	\$0	\$0
Special Construction	\$0	\$0
Conveying Equipment	\$100,000	\$140,000
Fire Suppression	\$66,461	\$64,250
Plumbing Systems	\$129,168	\$128,023
Geothermal Well Systems	\$380,000	\$0
HVAC System	\$652,092	\$650,572
Electrical System	\$360,022	\$302,125
Communications Allowance	\$257,907	\$233,129
Electronic Safety And Security	\$109,115	\$105,485
Subtotal New Construction	\$4,918,736	\$5,472,390
Earthwork	\$115,591	\$148,019
Exterior Improvements	\$243,718	\$287,251
Utilities	\$158,000	\$52,000
Grand Total New Construction	\$5,436,044	\$5,959,660

Renovated or Temporary Construction

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	\$40,000	\$40,000
Renovated Mechanical Room (excl. equipment)	\$79,170	\$0
Renovated Conv. Center Lobby (First Floor)	\$0	\$0
Subtotal Temporary/Phasing Construction	\$494,170	\$255,000

PHASE I PHASE II

Construction Fees & Other Construction Costs:

10% Bidding & Construction Contingency	\$593,021	\$621,466
Estimated General Condition Items	\$266,860	\$279,660
Liability Insurance	\$40,148	\$42,073
Estimated Reimbursable Labor	\$237,209	\$248,586
Estimated CM Fee	\$282,698	\$296,258
Cost Escalation	\$0	\$0

Subtotal Construction	\$1,419,935	\$1,488,043
-----------------------	-------------	-------------

Grand Total Construction Costs (Per Phase)	\$7,350,149	\$7,702,703
--	-------------	-------------

Grand Total Construction Costs (Total)	\$15,052,852
--	--------------

OTHER CONSTRUCTION RELATED COSTS

Design Services:

Estimated Architect/Engineer's Fees	\$940,803
Estimated Civil Engineering Fees	\$150,529
Geotechnical Evaluation & Quality Testing	\$45,000

Furniture Fixtures & Equipment:

5.5% FF&E Allowance	\$827,907
---------------------	-----------

Owners Administrative Costs:

Legal Fees	\$50,000
Sale of Building 306 (Estimated Cost)	(\$2,000,000)
Moving Expenses	TBD
1.5% Owners Contingency	\$226,006

Grand Total Other Construction Related Costs	\$240,245
--	-----------

GRAND TOTAL PROJECT COSTS	\$15,293,097
---------------------------	--------------

NOTE: All pricing assumes non prevailing wage

ALTERNATE PRICING

Add 8,000sf of Phase II Basement Shell Space	\$320,000
Add 3,500sf of Phase II Basement Fit-Out	\$280,000
Deduct 6,300sf of Third Floor Fit-Out	(\$378,000)



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST SUITE 200 P.O. BOX 958 SAUSBURG, NJ 07803-0095
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfi.com

Next Meeting

- Finalize Narratives for Proposed Building Systems
- Coordinate Schematic Design Drawings
- Prepare for Mayor/Commissioner's Meeting

Next Meeting Date: July 7, 2014 (Task Force) and/or
July 18, 2014 (Mayor/Commissioner's)



**DAVIS
BOWEN &
FRIEDEL, INC.**



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST, SUITE 200 P.O. BOX 99, SAUSBURY, NJ 07085-0099
TEL 410.543.9091 FAX 410.543.4872
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfiinc.com