

Rehoboth Beach City Hall Complex: Task Force Meeting 8 Rehoboth Beach, Delaware

July 7, 2014



ARCHITECTS ENGINEERS SURVEYORS

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Meeting Agenda

- Welcome
- Review Narrative Highlights
- Recap: Accepted Composite Design Components
- Review/Consensus: Alternative Corner Elements
- Review/Consensus: Composite Schematic Design
- Review/Consensus: Scope & Schedule for Next Meeting

Rehoboth Beach
City Hall Complex



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Rehoboth Beach City Hall Complex: Schematic Design

Site Design



Rehoboth Beach City Hall Complex



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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

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Mechanical System

- Narrative Highlights:
 - Mechanical Room to be Relocated to Existing Convention Center Basement
 - Convention Center Air Handler/Chiller to Remain
 - Two Options to be Explored for New City Hall:
 1. Geothermal. 70 (400' Boreholes), Minimal Subject to Exposure, Energy Efficient
 2. Variable Refrigerant Flow/Volume. \$2-\$3/SF Less Expensive than Geothermal, Air Cooled Equipment Subject to Exposure

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Electrical System

- Narrative Highlights:
 - New 1200 Amp 480/277V Service to be Provided
 - Replacement Transformer Required on East Side
 - Standby Diesel Generator to be Provided
 - LED Light Fixtures to be Explored
 - New Telecommunications System to be Installed
 - New Addressable Fire Alarm to be Provided

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Plumbing System

- Narrative Highlights:

New 4" Domestic Water Service to be Installed
Convention Center to be Served by Existing WH

Two WH Options Recommended for City Hall:

1. (2) 190 mbh Eternal Hybrids w/40 Gallon Storage
2. (1) 150 mbh State Ultraforce w/100 Gallon Storage

New Plumbing Fixtures to Include Low Flow or Dual
Flow Toilets, Pint Flush Urinals, Sensor Faucets

New Domestic Booster and Fire Pumps Anticipated

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Recap: Accepted Components



Police Lobby Element



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Recap: Accepted Components



Sally Port Roof Form



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Recap: Accepted Components



East Facing Dormer



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Recap: Accepted Components



N/S Facing Dormers



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Recap: Accepted Components



Angled Colonnade



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Recap: Accepted Components



Window Roof Supports



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Rehoboth Beach City Hall Complex: Schematic Design

Reference: Schematic Design



SITE PLAN



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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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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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SECOND FLOOR

New Construction: 12,070 SF

Total New Construction: 37,780 SF

Total Renovation: 2,350 SF

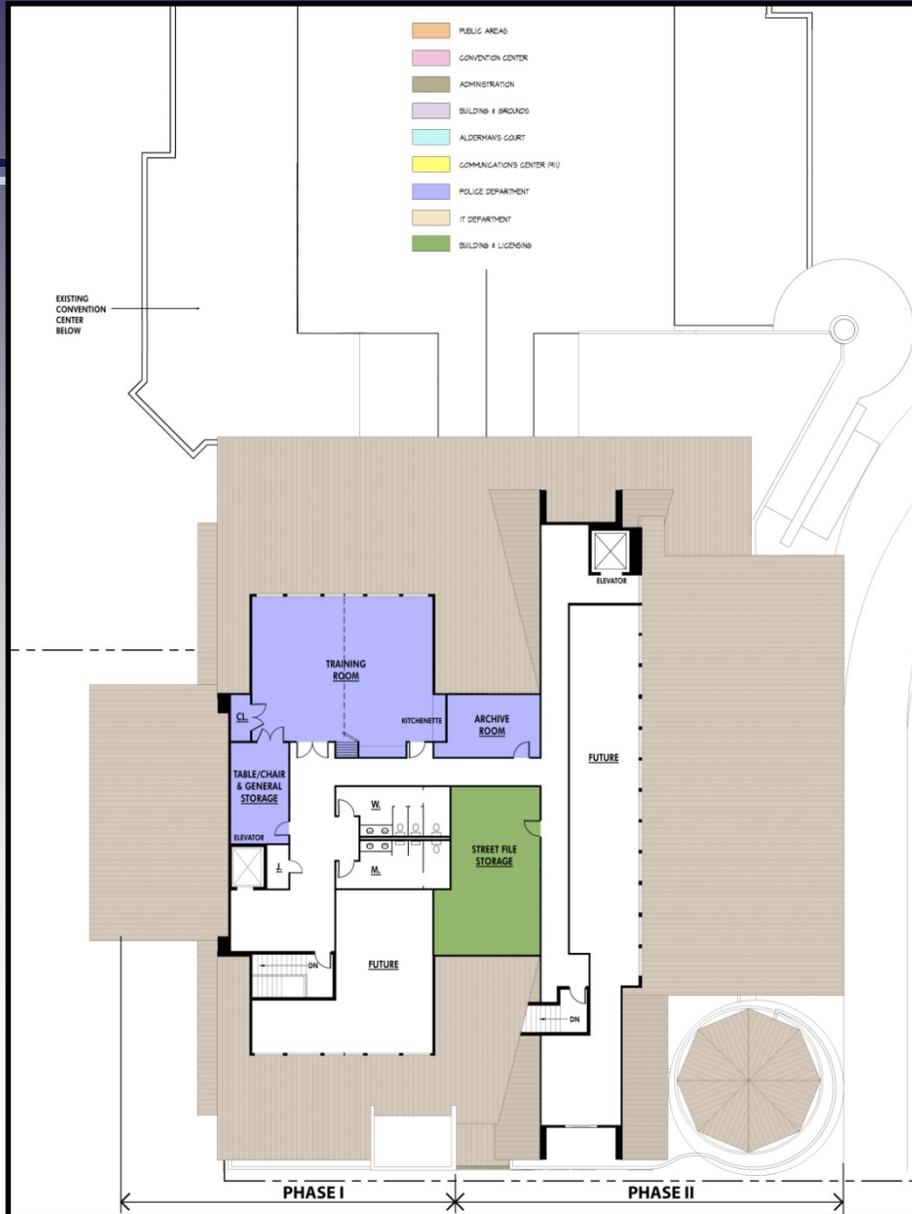


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THIRD FLOOR

New Construction: 6,300 SF

Total New Construction: 37,780 SF

Total Renovation: 2,350 SF



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Review: Corner Element Options



Camp Meeting Association
"Tent" Building

Corner Element



St. Edmonds



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Review: Corner Element Options



Previous Design



Preferred Initial Alternative

Corner Element



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Review: Corner Element Options



Study 12



Study 12a

Corner Element



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Review: Corner Element Options



Study 12b



Study 12e

Corner Element



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Review: Corner Element Options



Study 12e1



Study 12e2

Corner Element



**DAVIS
BOWEN &
FRIEDEL, INC.**



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Review: Corner Element Options



Study 12e3



Study 12e4

Corner Element



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Review: Corner Element Options



Study 12e5



Study 12f

Corner Element



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Review: Corner Element Options



Study 12f1



Study 12f2

Corner Element



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Review: Corner Element Options



Study 12g



Study 12g1

Corner Element



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Review: Corner Element Options



Study 12g2



Study 12g3

Corner Element



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Review: Corner Element Options



Study 12h



Study 12h1

Corner Element



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Review: Corner Element Options



Study 12h2



Study 12h3

Corner Element



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Review: Corner Element Options



Study 12i



Study 12ia

Corner Element



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Review: Corner Element Options



Study 12ia1



Study 12ia1b3

Corner Element



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Review: Corner Element Options



Study 12ia2



Study 12ia1b4

Corner Element



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Review: Corner Element Options



Study 12i1



Study 12i1a

Corner Element



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Review: Corner Element Options



Study 12i3



Study 12i3a

Corner Element



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Review: Composite Schematic



Study 12ia1



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Review: Composite Schematic



Study 12ia1



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Cost Estimate

BUILDING CONSTRUCTION COST	PHASE I	PHASE II
<u>New Construction</u>		
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
<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	\$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
<u>Construction Fees & Other Construction Costs:</u>		
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	
<u>OTHER CONSTRUCTION RELATED COSTS</u>		
<u>Design Services:</u>		
Estimated Architect/Engineer's Fees	\$940,803	
Estimated Civil Engineering Fees	\$150,529	
Geotechnical Evaluation & Quality Testing	\$45,000	
<u>Furniture Fixtures & Equipment:</u>		
5.5% FF&E Allowance	\$827,907	
<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	\$226,006	
Grand Total Other Construction Related Costs	\$240,245	
GRAND TOTAL PROJECT COSTS	\$15,293,097	
NOTE: All pricing assumes non prevailing wage		
<u>ALTERNATE PRICING</u>		
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)



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Next Meeting

- Coordinate Schematic Design Drawings
- Prepare for Mayor/Commissioner's Meeting

Next Meeting Date: August 4, 2014 (Task Force) and/or
August 15, 2014 (Mayor/Commissioner's)



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