

Rehoboth Beach City Hall Complex:

Task Force DD Meeting 2 Rehoboth Beach, Delaware

February 9, 2015



ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST, SUITE 200 P.O. BOX 93 SALISBURY, MD 21803-0093
TEL 410.543.9091 FAX 410.543.4172
23 NORTH WALNUT STREET P.O. BOX 809 MILFORD, DE 19963
TEL 302.424.1441 FAX 302.424.0430
WEB www.dbfnc.com

Meeting Agenda

- Welcome
- Review: Work Completed to Date
- Present/Consensus: Commissioner's Room Layout
- Present/Discuss: Atrium Design
- Review: Updated Cost Estimate
- Review: Updated Schedule
- Review: Scope & Schedule for Next Meeting

Rehoboth Beach
City Hall Complex



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Work Completed to Date

- Design Development Documents have been Completed
- Architect's have Reviewed for Code Compliancy with Chief Building Inspector
- Meetings have been Conducted with City Manager
- Construction Drawings have Begun; Coordination On-Going
- Commissioner's Room Alternatives have been Prepared
- Atrium 3D Model has been Prepared
- Site Grading has been Developed
- Temporary Facilities have been Evaluated
- Design Development Cost Estimating has been Performed
- Phasing and Scheduling have been Updated

Rehoboth Beach
City Hall Complex



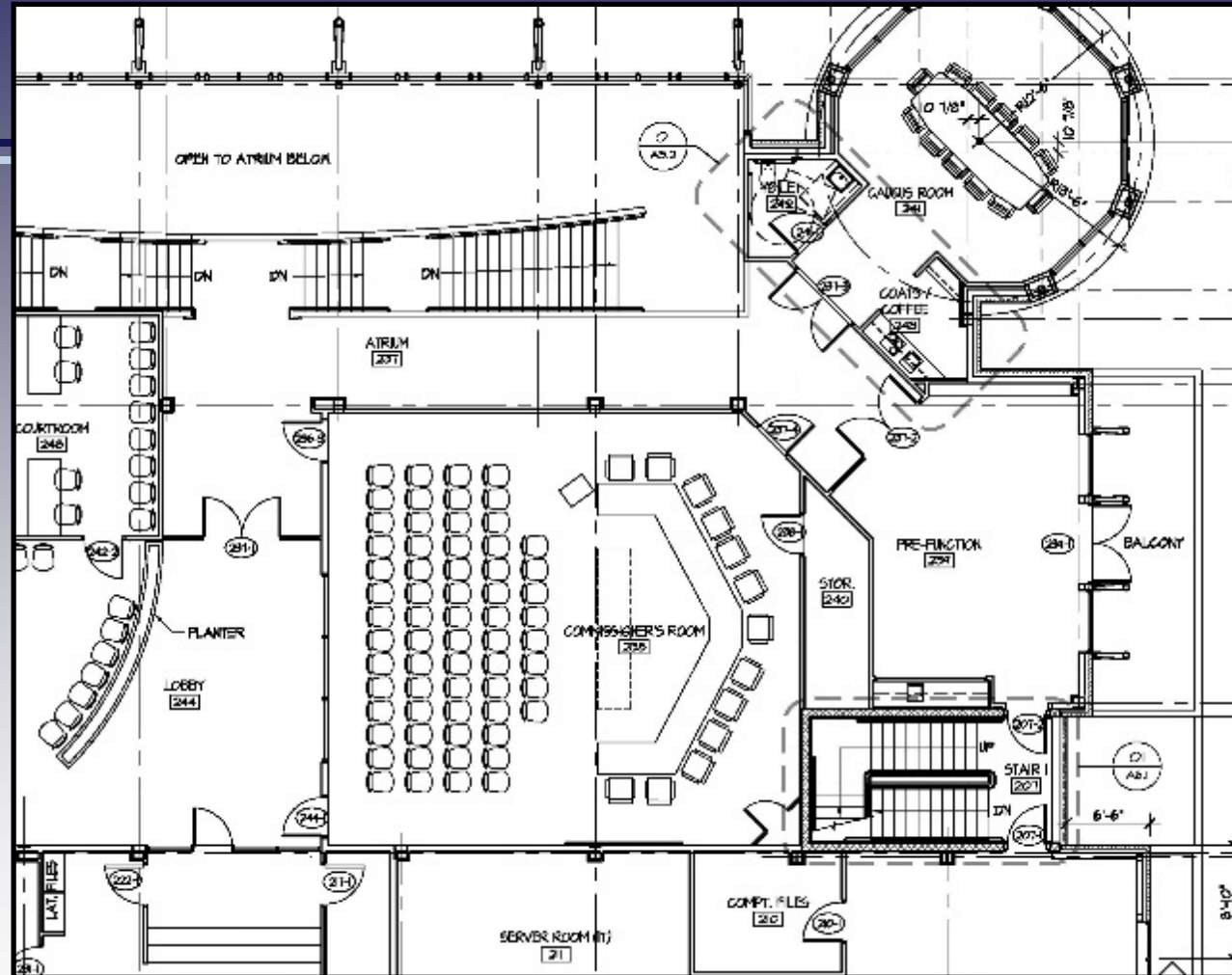
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Review/Consensus: Commissioner's Room



Original Plan

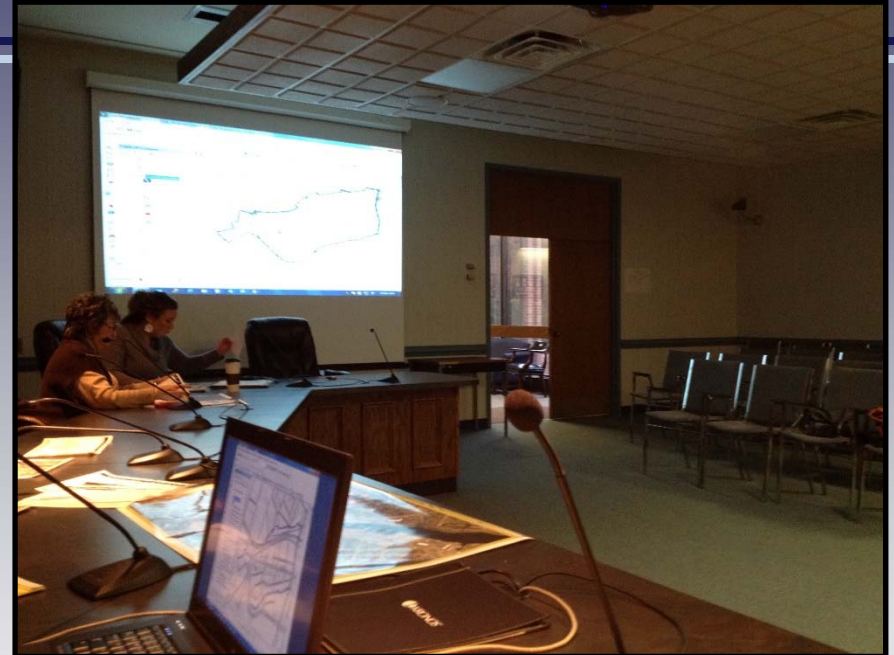


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Rehoboth Beach City Hall Complex: Design Development

Review/Consensus: Commissioner's Room



Wicomico County/City of Salisbury



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Review/Consensus: Commissioner's Room



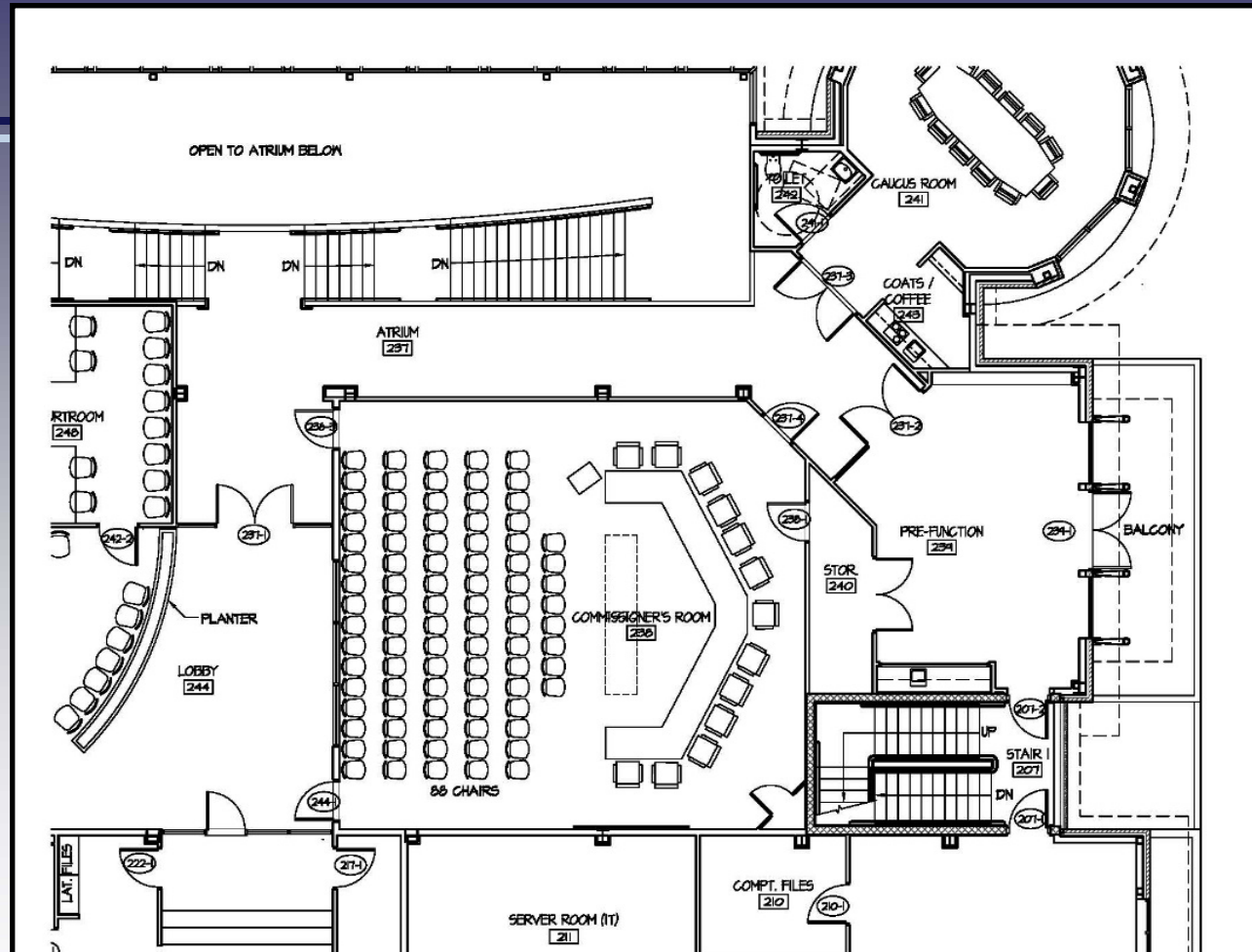
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Review/Consensus: Commissioner's Room



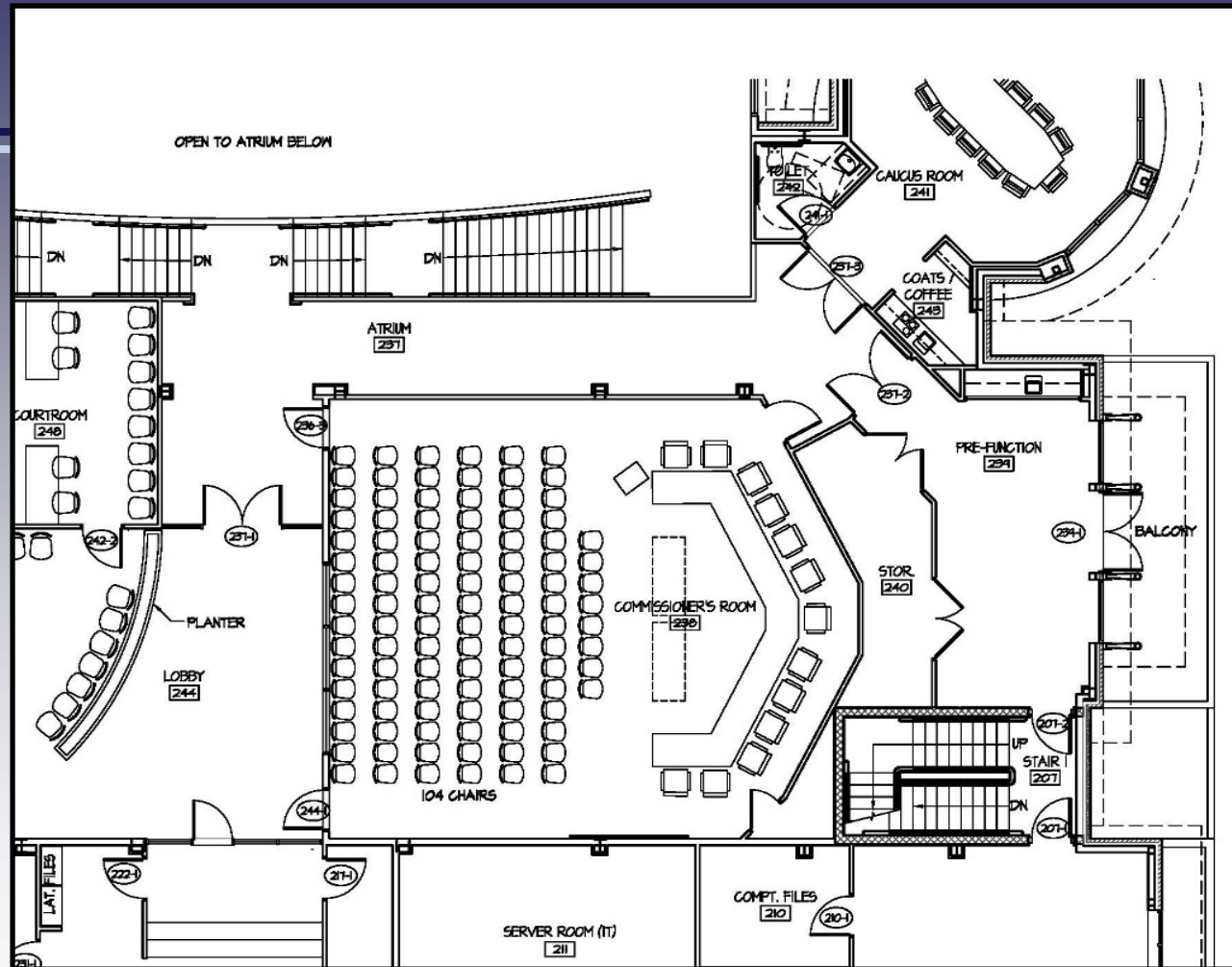
Alternative #1



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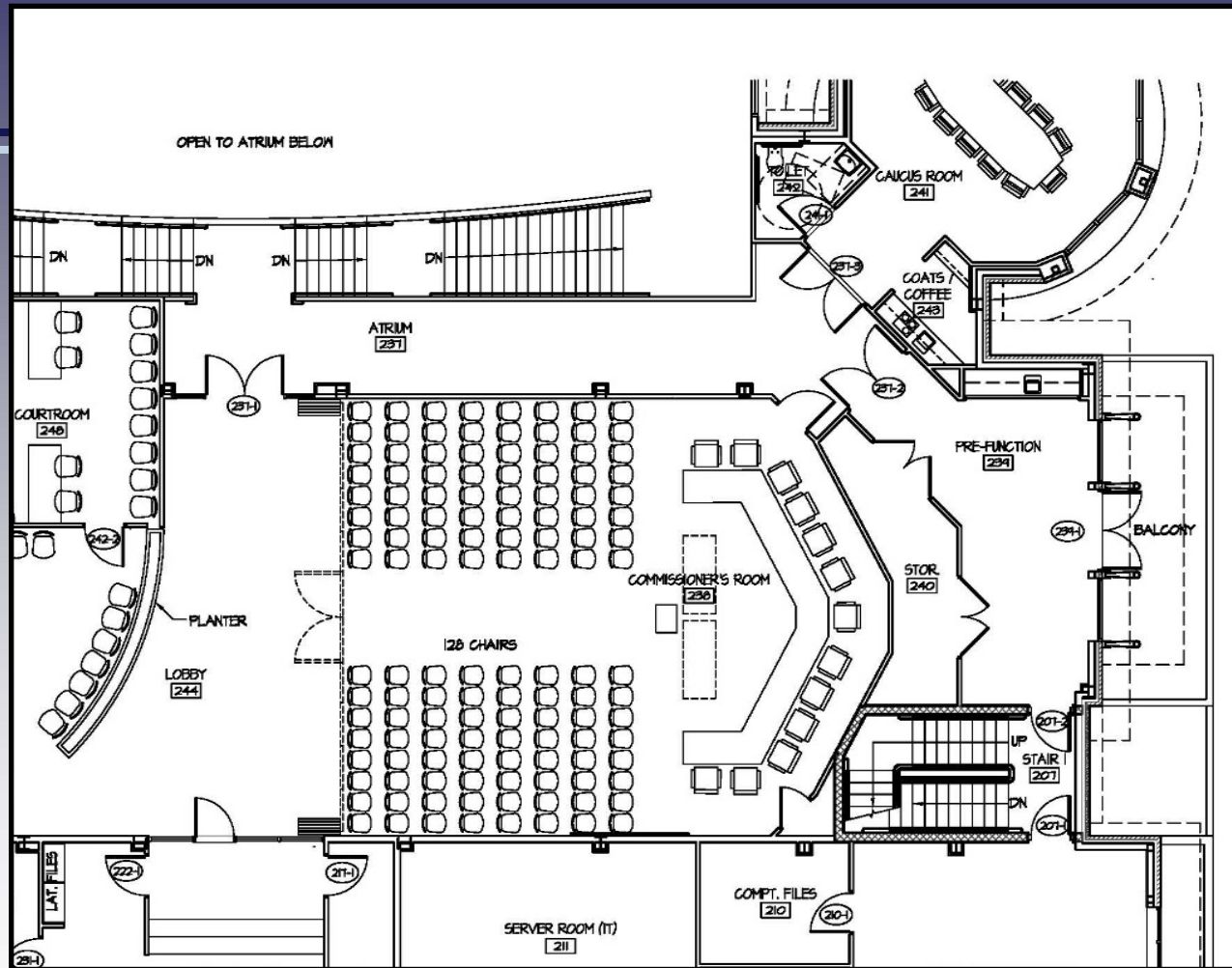
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Review/Consensus: Commissioner's Room



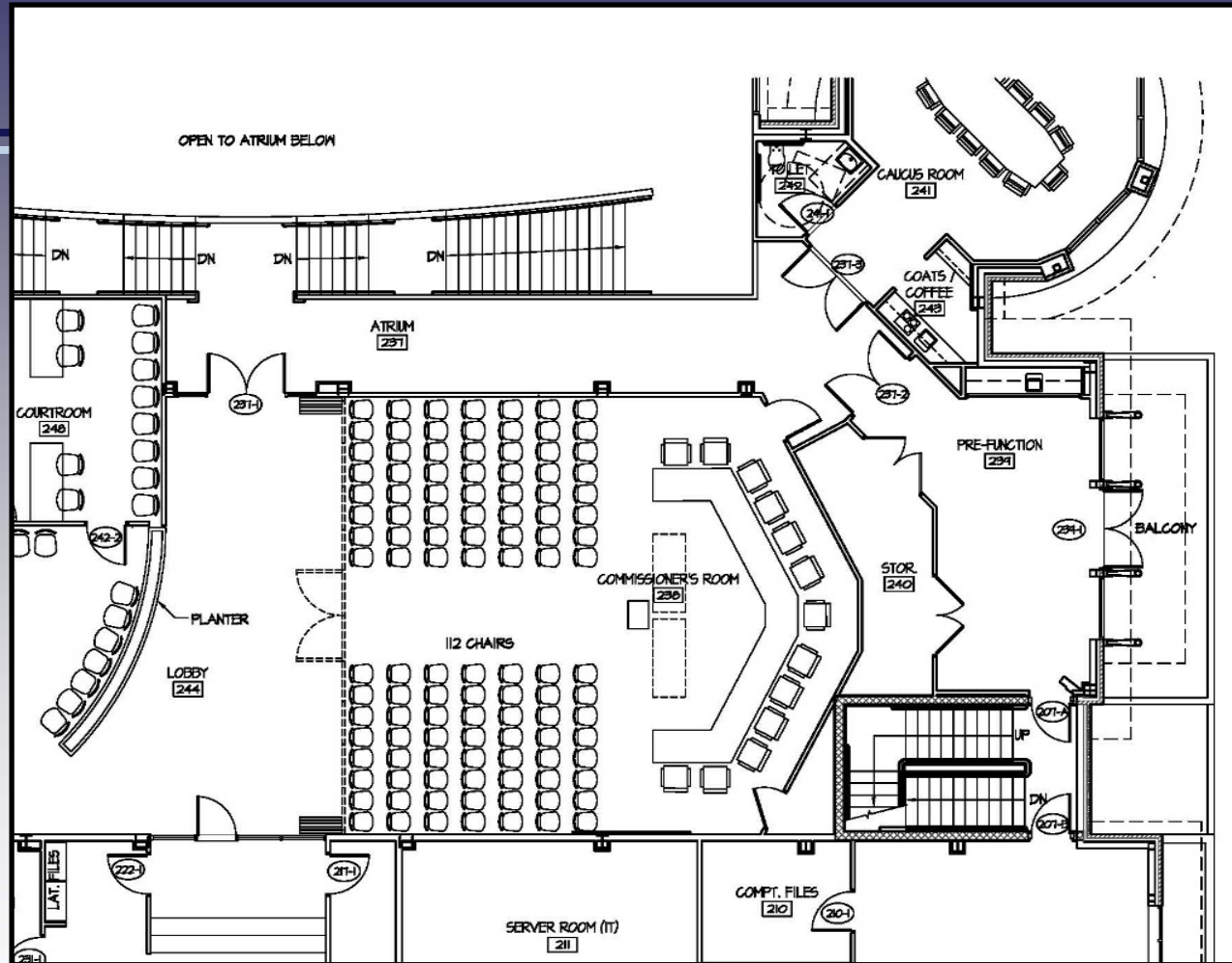
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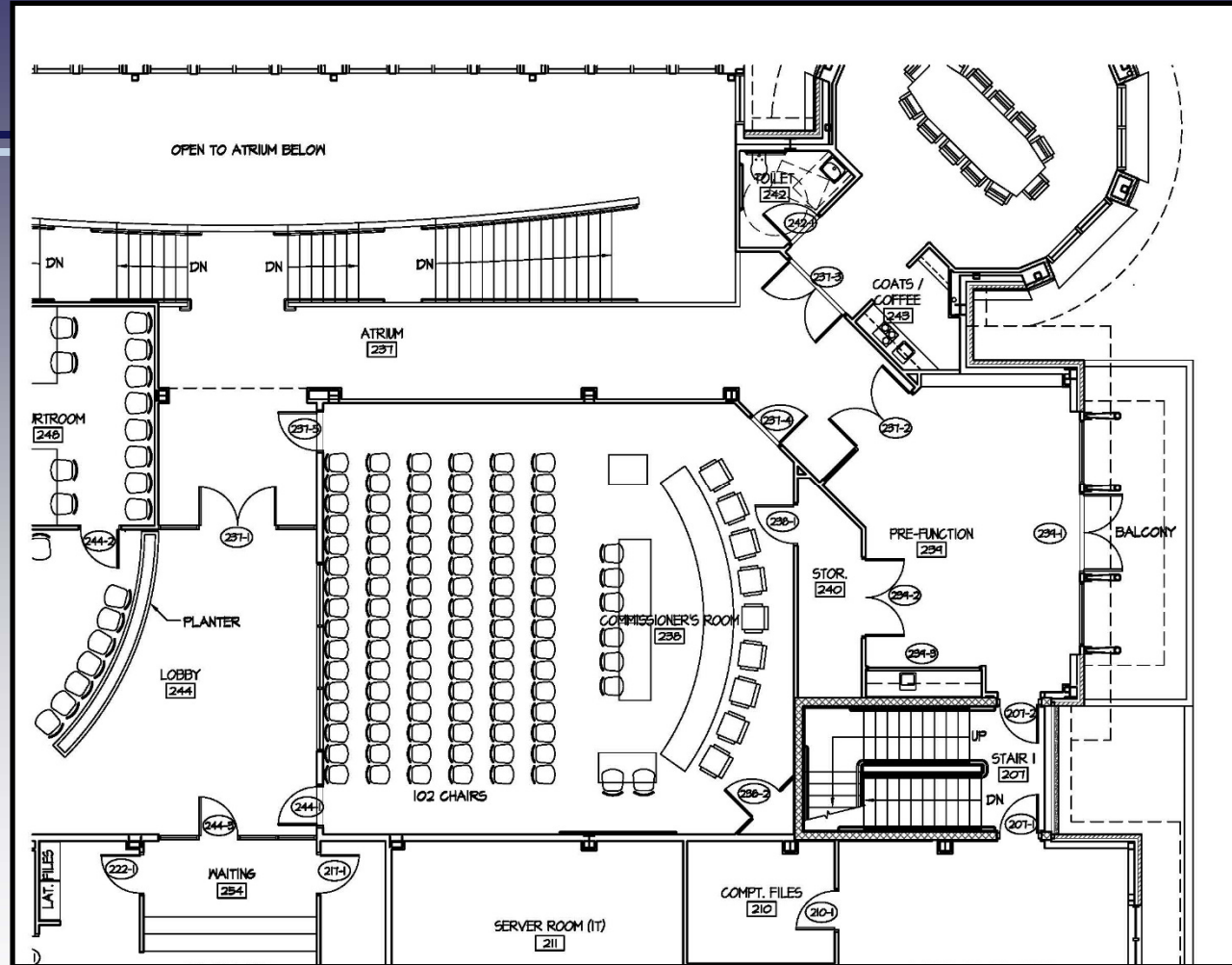
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Alternative #5



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Rehoboth Beach City Hall Complex: Design Development

Review/Consensus: Commissioner's Room



City of Ocean City



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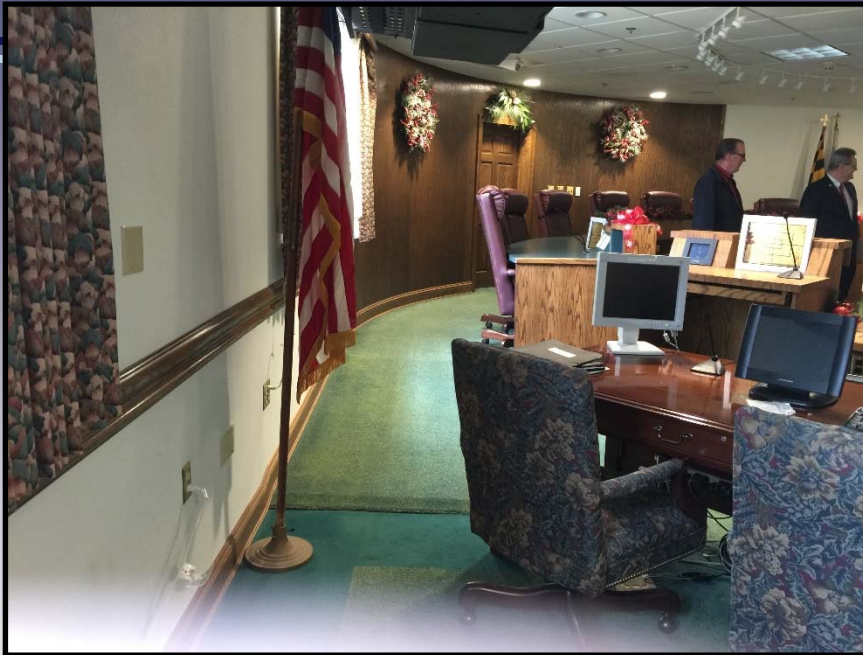


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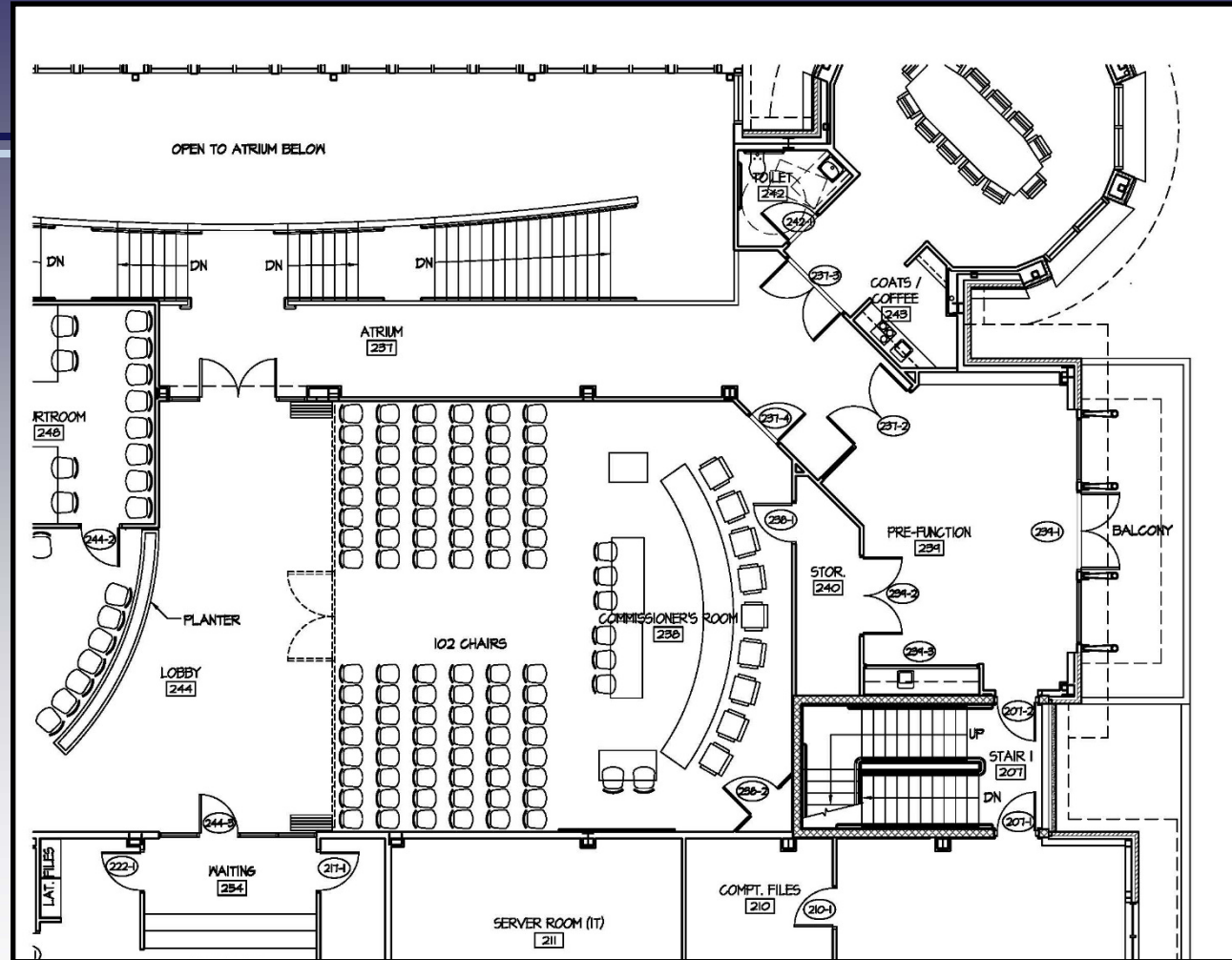
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Alternative #6



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Review/Consensus: Commissioner's Room



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Review: Atrium



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Review: Atrium



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Review: Atrium



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Review: Atrium



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Rehoboth Beach City Hall Complex: Design Development

Review: Updated Cost Estimate

New Construction

New Parking Meter/Main Street Building	\$717,568
Demolition	\$149,382
Concrete & Reinforcing	\$636,469
Masonry	\$455,259
Metals	\$1,139,968
Wood, Plastics And Composites	\$430,435
Thermal And Moisture Protection	\$766,855
Openings	\$954,496
Cold Formed Metal Framing & Drywall	\$938,524
Tiling	\$166,682
Acoustical Panel Ceilings & Wall Panels	\$97,629
Flooring	\$269,426
Paint And Wall Finishes	\$143,605
Specialties	\$311,404
Equipment	\$33,500
Conveying Equipment	\$275,000
Fire Suppression	\$177,756
Plumbing Systems	\$1,102,541
HVAC System	\$930,811
Electrical System	\$1,096,609
Communications Allowance	\$206,000
Electronic Safety And Security	\$155,600
Subtotal New Construction	\$11,155,519
Earthwork	\$290,870
Exterior Improvements	\$675,407
Utilities	\$68,079
Grand Total New Construction	\$12,189,874

Renovated or Temporary Construction

Temporary Offices: Firehouse Renovations	\$180,000
Temporary Offices: Main Street	\$31,000
Temporary Offices: City Hall	\$145,000
Temporary Offices: Building 306	\$0
Subtotal Temporary/Phasing Construction	\$356,000
Subtotal Trade Contract Costs	\$12,545,874

Construction Fees & Other Construction Costs:

8% Bidding & Construction Contingency	\$1,003,670
Estimated General Condition Items	\$396,000
Liability Insurance	\$72,139
Reimbursable Labor - Field	\$249,000
Reimbursable Labor - Other	\$371,520
CM Pre Construction Fee	\$52,159
CM Fee	\$532,672
Cost Escalation	\$0
Subtotal Construction Fees & Other Construction Costs	\$2,677,160

Grand Total Building Construction Costs **\$15,223,034**

OTHER CONSTRUCTION RELATED COSTS

Design Services:

Architect/Engineer's Fees	\$990,000
Civil Engineering Fees	\$181,000
Geotechnical Evaluation	\$8,000

Furniture Fixtures & Equipment:

FF&E Allowance	\$532,806
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Owners Administrative Costs:

Legal Fees	\$50,000
Sale of Building 306 (Estimated Cost)	(\$2,000,000)
Builders Risk Insurance	TBD
Building Permit Fees	TBD
Fire Marshal Fees	\$55,000
Moving Expenses	TBD
1.5% Owners Contingency	\$225,598

Grand Total Other Construction Related Costs **\$42,404**

GRAND TOTAL PROJECT COSTS **\$15,265,438**

NOTE: All pricing assumes non prevailing wage

ALTERNATE PRICING

1. Re-Skin Existing Convention Center Exterior Wall **\$357,434**

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Review: Updated Schedule

Fall 2015: Install On-Site Portables
Relocate Tech Services to Public Works Building
Demolish City Hall, Parking Meter, Main Street, Tech Services
Renovate Fire Hall for Police/Alderman's Court
Relocate All Departments
Begin Site Construction and New Parking Meter/Main Street

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Review: Updated Schedule

Spring 2016: Complete Construction of Parking Meter/Main Street Bldg.
Occupy Parking Meter/Main Street Building
City Hall Construction

Winter 2016: Complete City Hall Construction
Occupy City Hall (01/30/17)
Open Convention Center (02/13/17)

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City Hall Complex



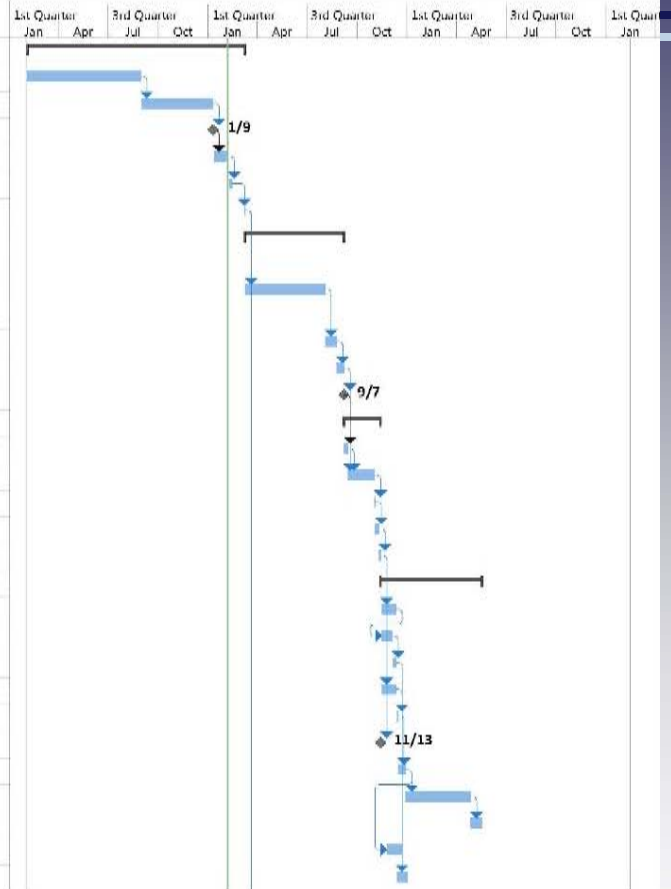
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Rehoboth Beach City Hall Complex: Design Development

Review: Updated Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	1st Quarter Jan Apr	2nd Quarter Jul Oct	3rd Quarter Jan Apr	4th Quarter Jul Oct	1st Quarter Jan Apr	2nd Quarter Jul Oct	3rd Quarter Jan Apr	4th Quarter Jul Oct	1st Quarter Jan Apr
1		Preliminary Design Phase	286 days	Mon 2/3/14	Mon 3/9/15									
2		Complete Schematic Design Documents (SD's)	150 days	Mon 2/3/14	Fri 8/29/14									
3		Complete Design Development Documents (DD's)	95 days	Mon 9/1/14	Fri 1/9/15									
4		Architect Submits DD's to EDiS	0 days	Fri 1/9/15	Fri 1/9/15									
5		EDiS Completes DD Estimate	20 days	Mon 1/12/15	Fri 2/6/15									
6		EDiS Reconciles Estimate with Architect	5 days	Mon 2/9/15	Fri 2/13/15									
7		Architect receives approval to proceed with CD's	1 day	Mon 3/9/15	Mon 3/9/15									
8		Pre-Construction - Bid Pac A (Demo/Site & Parking Meter Bldg.)	130 days	Tue 3/10/15	Mon 9/7/15									
9		Complete Construction Documents (Site, Demo, Found, Steel)	105 days	Tue 3/10/15	Mon 8/3/15									
10		EDiS Completes Plan Check	15 days	Tue 8/4/15	Mon 8/24/15									
11		Architect Incorporates Plan Check Comments	10 days	Tue 8/25/15	Mon 9/7/15									
12		Architect submits final CD's to EDiS	0 days	Mon 9/7/15	Mon 9/7/15									
13		EDiS Bidding Phase - Bid Pac A	49 days	Tue 9/8/15	Fri 11/13/15									
14		EDiS Prepares bidding documents	5 days	Tue 9/8/15	Mon 9/14/15									
15		EDiS Bids Bid Pac A	35 days	Tue 9/15/15	Mon 11/2/15									
16		EDiS Receives Bids for Bid Pac A	1 day	Tue 11/3/15	Tue 11/3/15									
17		EDiS Evaluates Bids and make recommendations	5 days	Wed 11/4/15	Tue 11/10/15									
18		EDiS Awards Contracts	3 days	Wed 11/11/15	Fri 11/13/15									
19		Construction - Phase I (Bid Pac A)	132 days	Fri 11/13/15	Tue 5/17/16									
20		Mobilize to the site	20 days	Mon 11/16/15	Fri 12/11/15									
21		Install Modular Buildings	15 days	Mon 11/16/15	Fri 12/4/15									
22		Move City Hall Employees to Modular units & Swingspace	5 days	Mon 12/7/15	Fri 12/11/15									
23		Complete renovations to Firchouse swing space	20 days	Mon 11/16/15	Fri 12/11/15									
24		Move Parking Meter Staff to Bldg. 306 & Main St. Staff	2 days	Mon 12/14/15	Tue 12/15/15									
25		Close Convention Center	0 days	Fri 11/13/15	Fri 11/13/15									
26		Demo Paving & Parking Meter Bldg.	10 days	Wed 12/16/15	Tue 12/29/15									
27		Construct New parking Meter Building	85 days	Wed 12/30/15	Tue 4/26/16									
28		Occupy Parking Meter Building	15 days	Wed 4/27/16	Tue 5/17/16									
29		Relocate Electrical Service	20 days	Wed 11/25/15	Tue 12/22/15									
30		Demo City Hall Building	15 days	Mon 12/14/15	Fri 1/1/16									



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31		Pre-Construction - Bid Pac B (Remaining Construction)	157 days	Tue 3/10/15	Wed 10/14/15							
32		Complete Construction Documents (CD's)	141 days	Tue 3/10/15	Tue 9/22/15							
33		EDiS Prepares 50% CD Estimate	10 days	Wed 6/10/15	Tue 6/23/15							
34		EDiS Provides VE recommendations	5 days	Wed 6/24/15	Tue 6/30/15							
35		EDiS completes Plan Check	10 days	Wed 9/23/15	Tue 10/6/15							
36		Architect incorporates Plan Check Comments	5 days	Wed 10/7/15	Tue 10/13/15							
37		Architect submits final CD's to EDiS	1 day	Wed 10/14/15	Wed 10/14/15							
38		EDiS Bidding Phase - Bid Pac B	48 days	Thu 10/15/15	Mon 12/21/15							
39		EDiS Prepares bidding documents	10 days	Thu 10/15/15	Wed 10/28/15							
40		EDiS Bids project Bid Pac B	31 days	Thu 10/29/15	Thu 12/10/15							
41		EDiS Receives bids	1 day	Fri 12/11/15	Fri 12/11/15							
42		EDiS evaluates bids and make recommendations	5 days	Mon 12/14/15	Fri 12/18/15							
43		EDiS Awards Contracts	1 day	Mon 12/21/15	Mon 12/21/15							
44		Construction - Phase II (Bid Pac B)	301 days	Tue 12/22/15	Tue 2/14/17							
45		Construct New City Hall Building	270 days	Tue 12/22/15	Mon 1/2/17							
46		Occupy New City Hall Building	20 days	Tue 1/3/17	Mon 1/30/17							
47		Remove Modulares	5 days	Tue 1/31/17	Mon 2/6/17							
48		Open Convention Center	5 days	Tue 2/7/17	Mon 2/13/17							
49		Substantial Completion	1 day	Tue 2/14/17	Tue 2/14/17							

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Next Meeting

- Present Finalized Commissioner's Room Layout
- Review Updated Atrium 3D Model
- Present Schematic Design of Parking Meter/Main Street Building
- Review Phasing/Schedule for Complex
- Review Referendum Preparations

Next Meeting Date: March 9, 2015



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