

Rehoboth Beach City Hall Complex: Schematic Design Rehoboth Beach, Delaware

August 15, 2014



ARCHITECTS ENGINEERS SURVEYORS

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Master Planning Process

01/01/2012 – 05/30/2013

- Collect Existing Documentation
- Evaluate Existing Facilities
- Understand Needs/Develop Program
- Evaluate Ability of Existing Facilities to Accommodate Program
- Prepare Site Concepts/Select Preferred Approach
- Prepare Example Building Concept/Phasing/Costs

Five Task Force Presentations

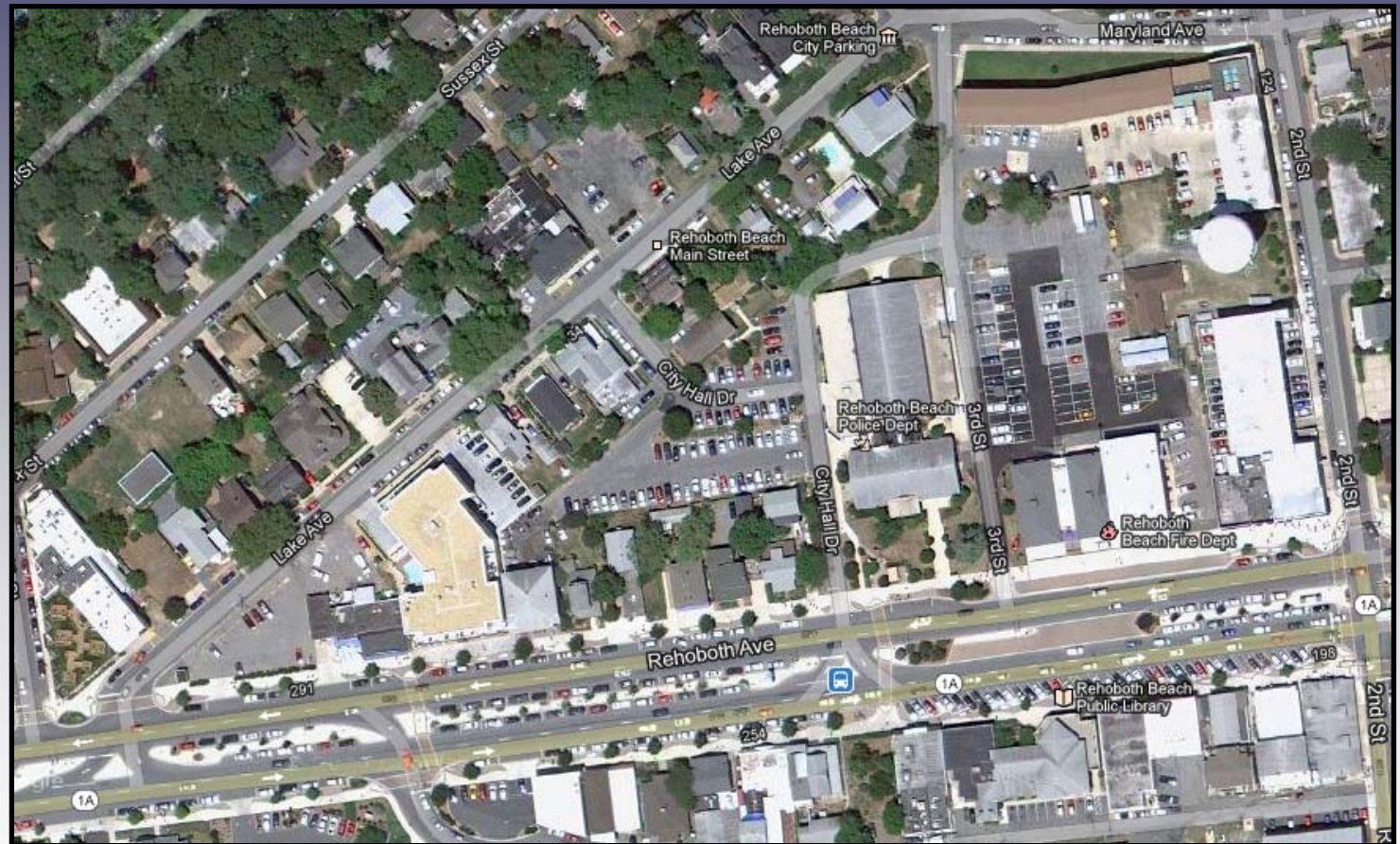
Rehoboth Beach
City Hall Complex



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Existing Aerial View



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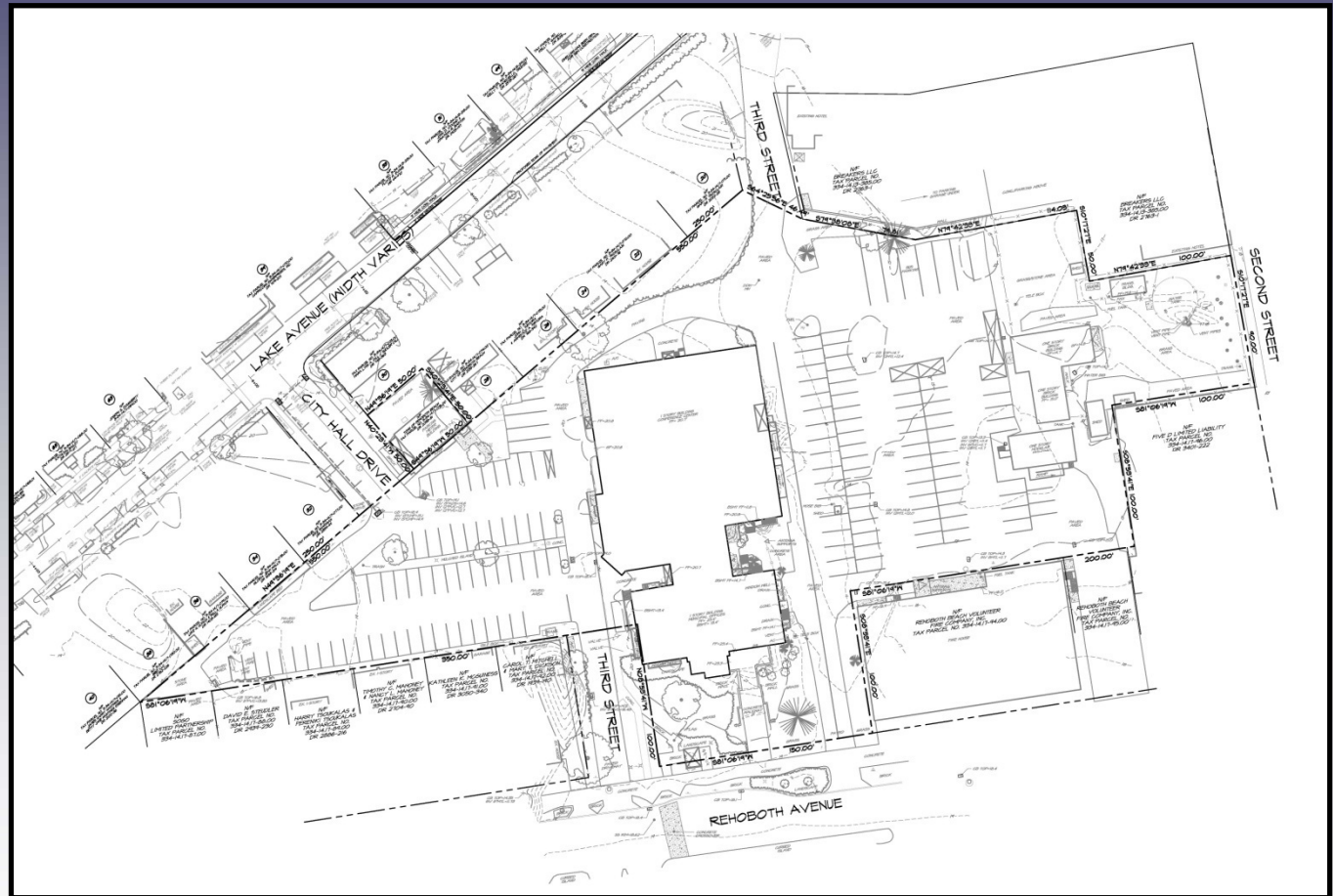
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Existing Site Survey



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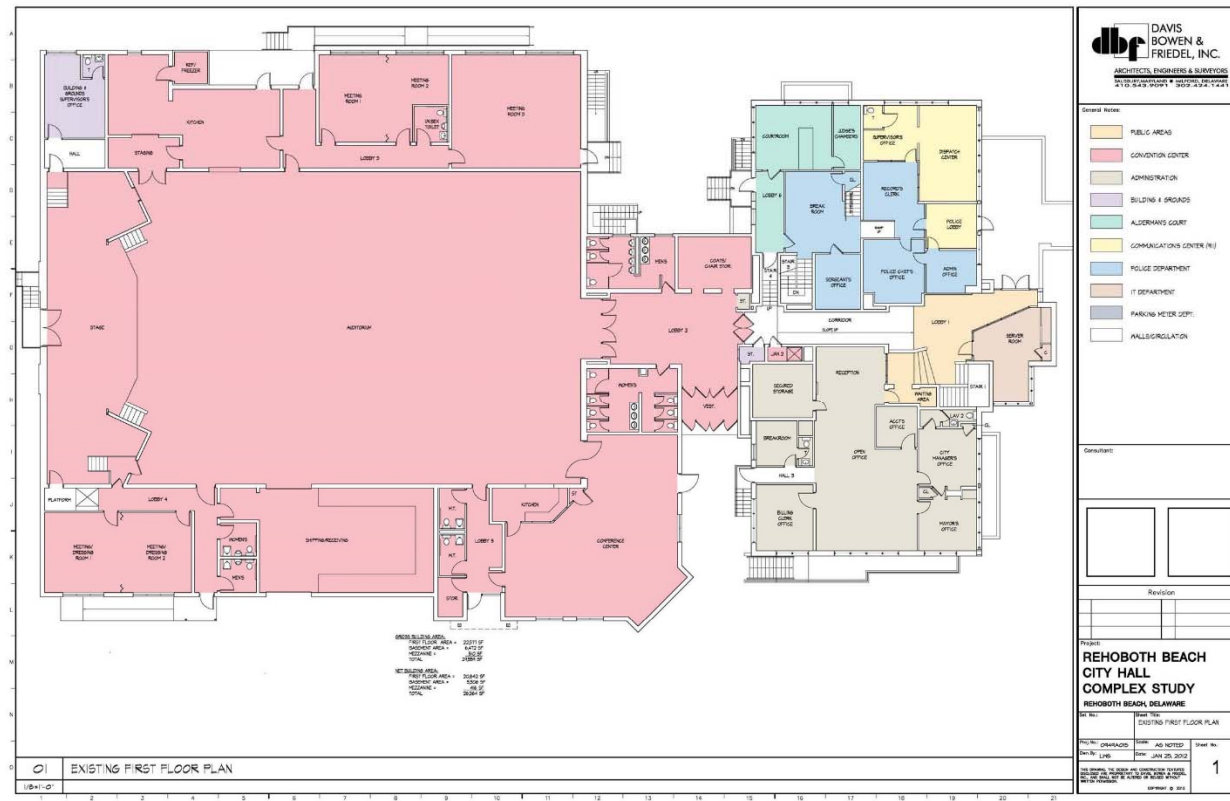


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Rehoboth Beach City Hall Complex: Feasibility Assessment

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

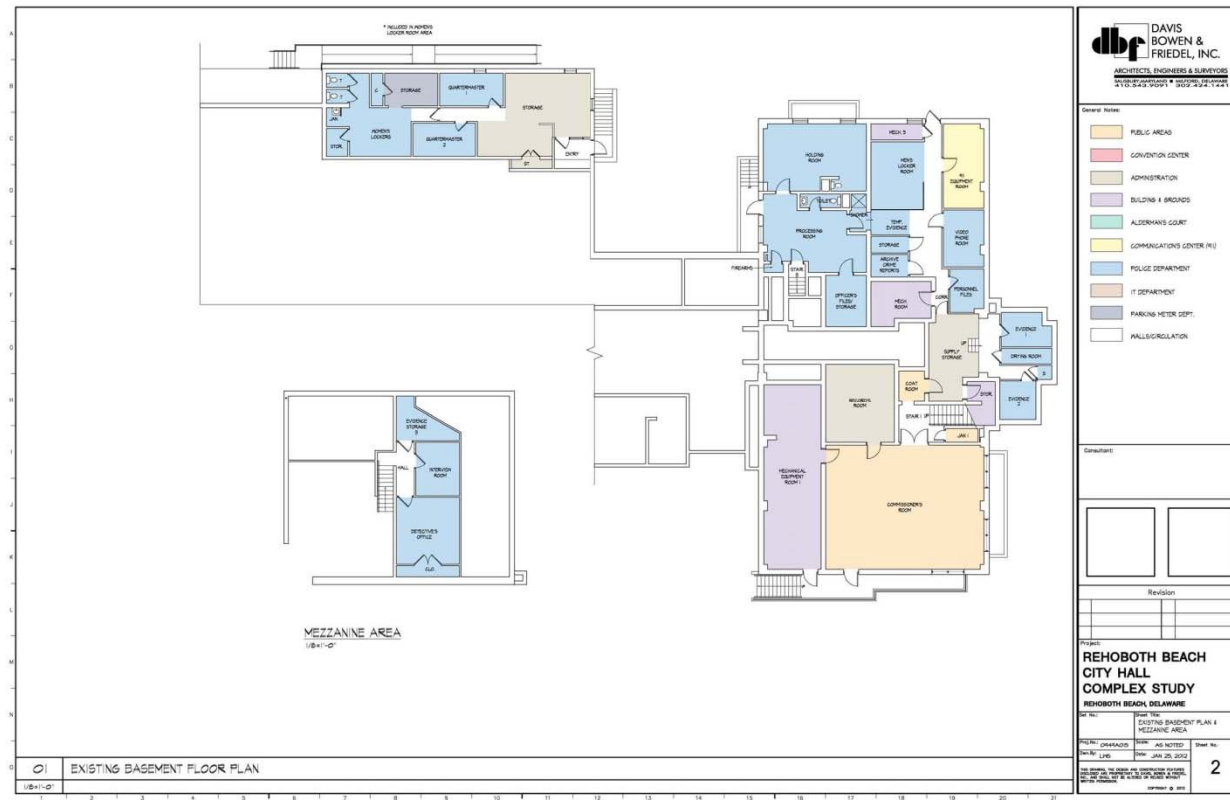


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Rehoboth Beach City Hall Complex: Feasibility Assessment

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)

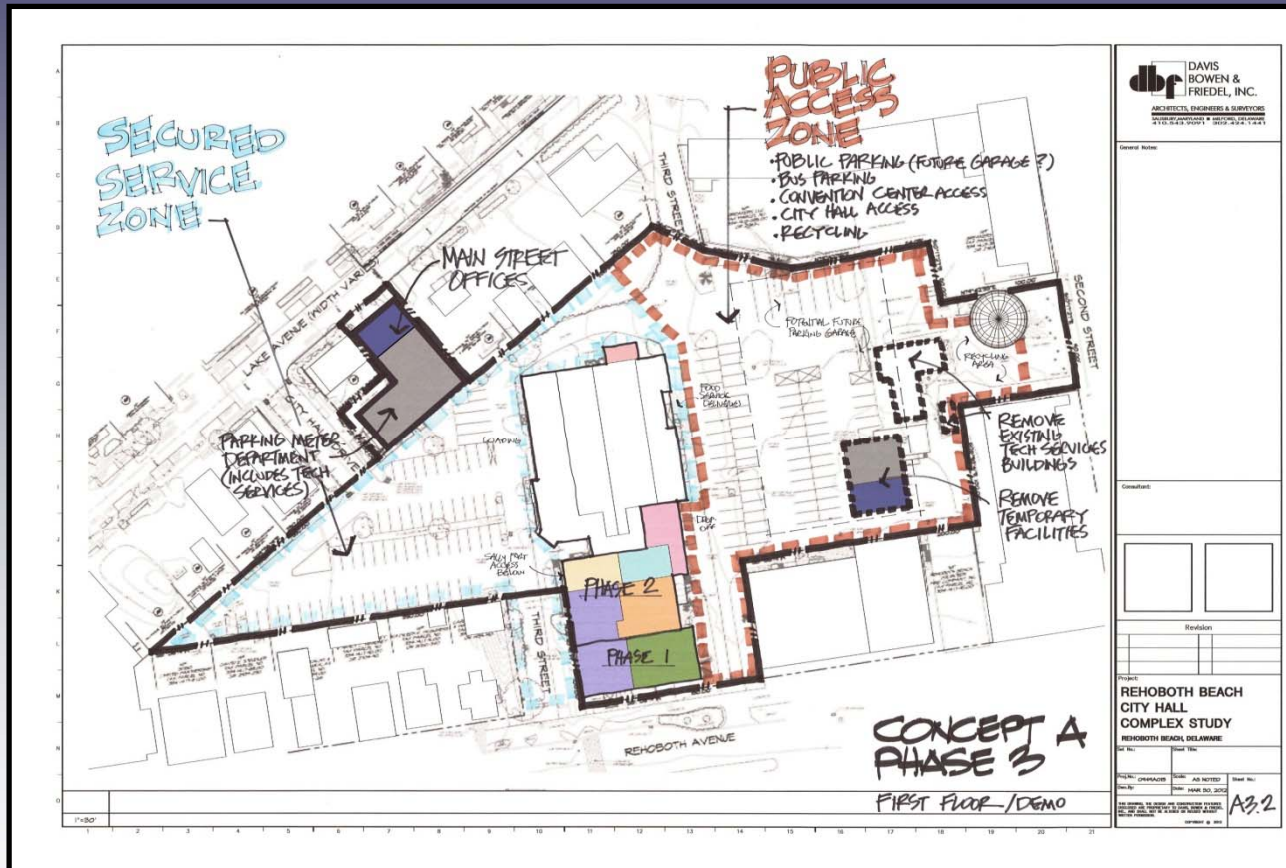
	Existing Area (NSF)	Program Area (NSF)	NSF-Diff	%-Diff
TOTAL PUBLIC AREAS	1,493	2,261	768	51%
TOTAL CONVENTION CENTER	15,664	16,955	1,291	8%
TOTAL ADMINISTRATION	2,870	4,071	1,201	42%
TOTAL BUILDING & GROUNDS	1,405	2,425	1,020	73%
TOTAL ALDERMAN'S COURT	438	900	462	105%
TOTAL COMMUNICATION'S CENTER	728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



- Both Rehoboth Avenue Access Drives Remain
- Existing City Hall Building Removed
- Building Extends to Rehoboth Avenue

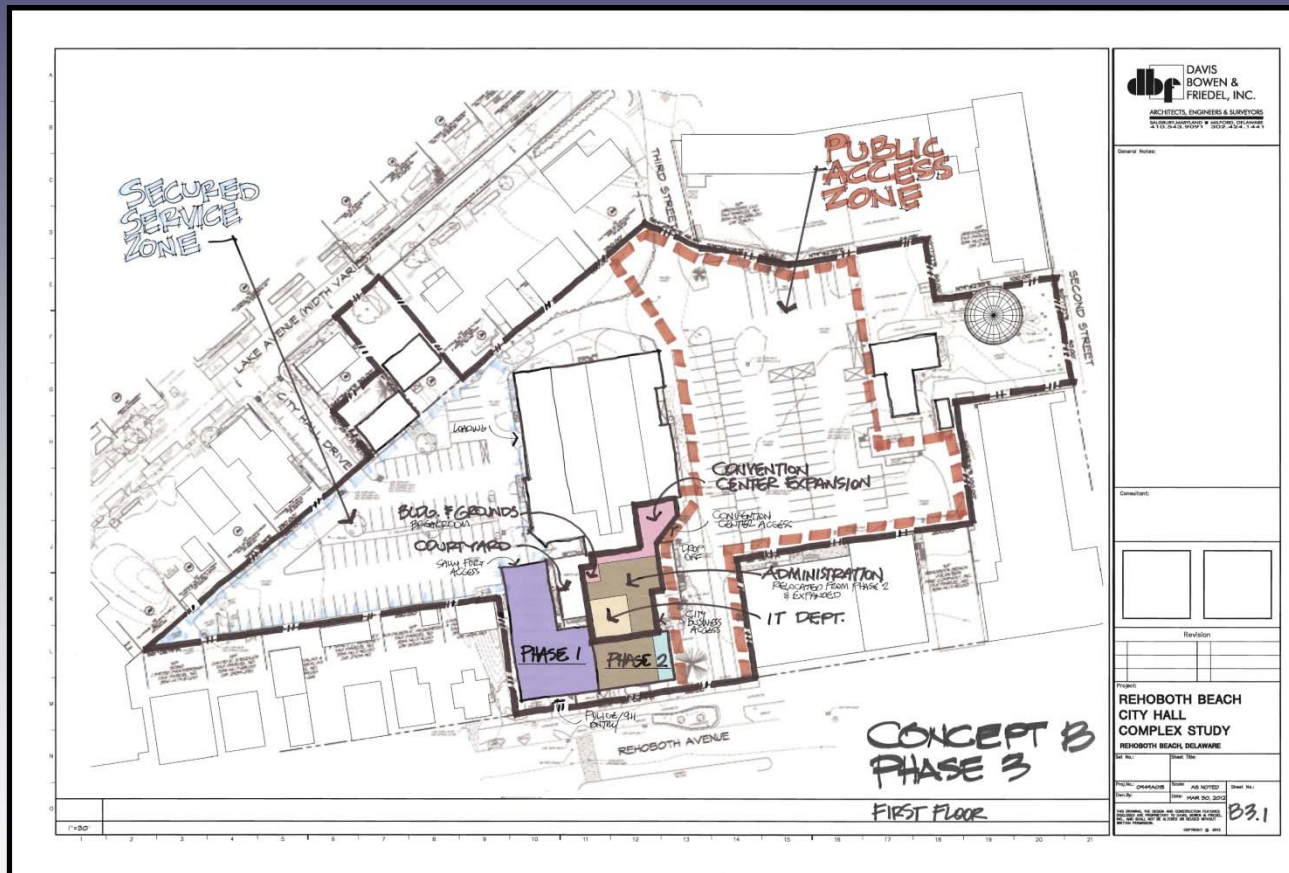


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Rehoboth Beach City Hall Complex: Feasibility Assessment

Concept Plan B



- One Rehoboth Avenue Access Drive Remains
- Existing City Hall Building Removed
- Building Extends to Rehoboth Avenue

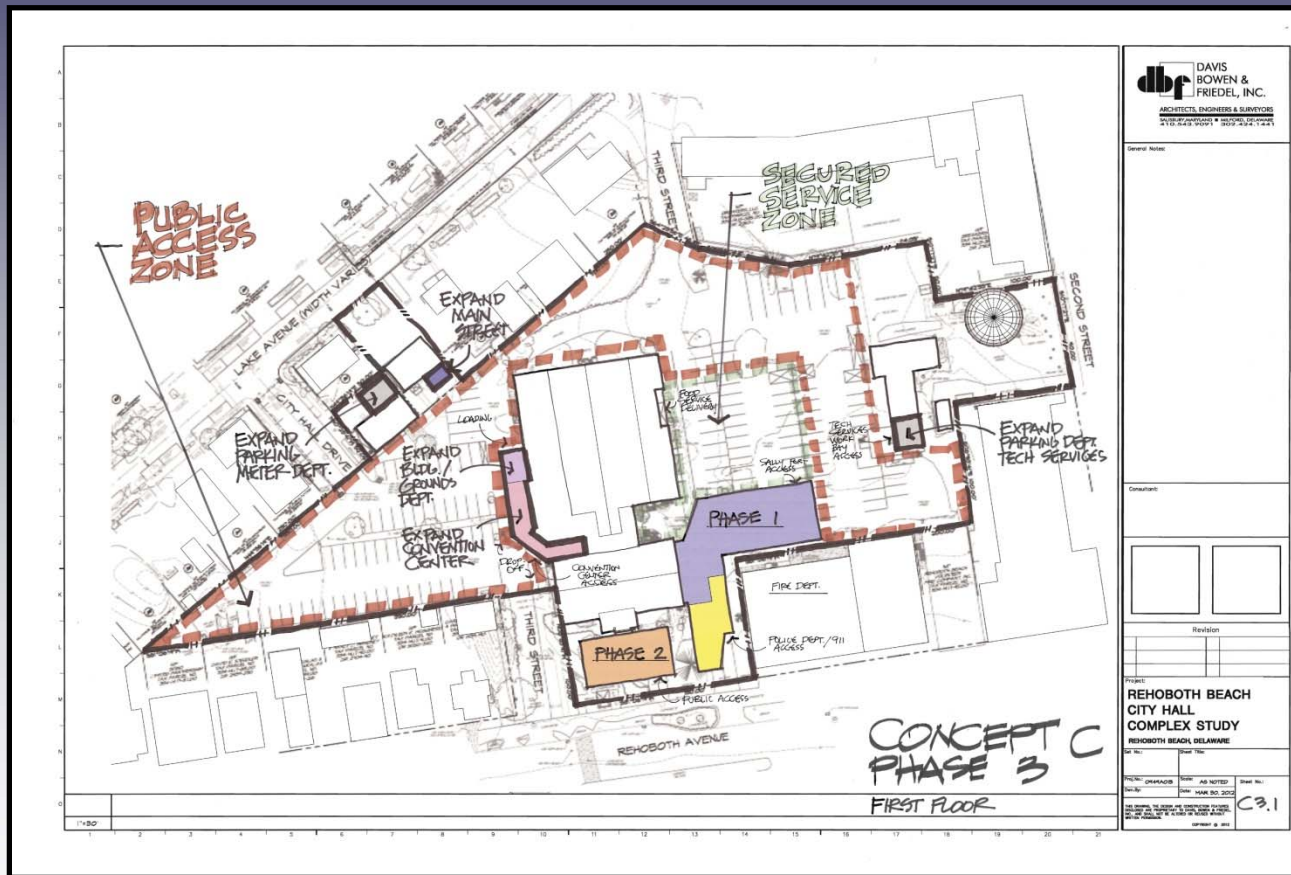


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Rehoboth Beach City Hall Complex: Feasibility Assessment

Concept Plan C



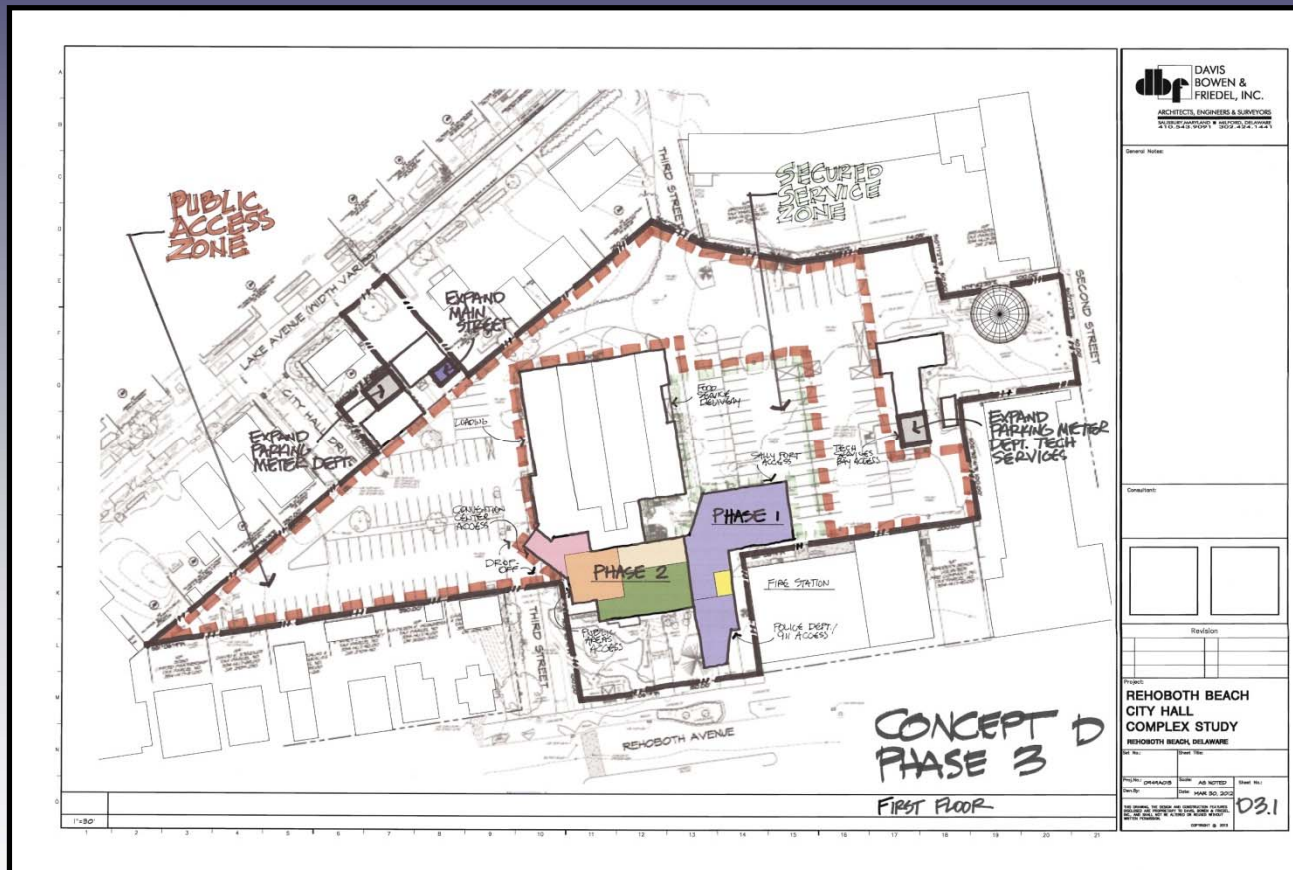
- One Rehoboth Avenue Access Drive Remains
- Existing City Hall Building Remains
- Building Extends to Rehoboth Avenue



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Concept Plan D



- One Rehoboth Avenue Access Drive Remains
- Existing City Hall Building Removed
- Open Space Remains in Front of City Hall



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Rehoboth Beach City Hall Complex: Feasibility Assessment

Conceptual Cost Estimates

REHOBOTH BEACH CITY HALL COMPLEX PROGRAM ESTIMATE					
Square Feet	CONCEPT A	CONCEPT B	CONCEPT C	CONCEPT D	
Temporary Facilities	4,200			4,200	
Demolition	14,325	11,540		11,540	
Existing/ Renovation	1,828	1,828	13,368	1,828	
Addition / New	31,771	27,071	18,279	27,071	
Preliminary Cost Estimate					
Demolition	214,875	173,100	0	173,100	\$15/SF
Renovation	274,200	274,200	1,604,160	274,200	\$120-150/SF
New/ Addition	7,783,895	6,632,395	5,026,725	6,632,395	\$245-275/SF
Total Building	\$8,272,970	\$7,079,695	\$6,630,885	\$7,079,695	
Site Construction (Acres)	2.71	2.71	2.58	2.71	
Site Improvements	542,000	542,000	516,000	542,000	\$200,000/Acre
Total Site	\$542,000	\$542,000	\$516,000	\$542,000	
Other Costs					
Construction Contingency	2,196,594	1,957,939	1,842,177	1,957,939	20%
Contractor Costs	2,196,594	1,957,939	1,842,177	1,957,939	20%
Total Construction	\$13,208,158	\$11,537,573	\$10,831,239	\$11,537,573	
Phasing Costs					
Temporary Facilities	350,000			350,000	Portables
GC Additional Phasing Costs	227,500	50,000	50,000	227,500	
Total Phasing	\$577,500	\$50,000	\$50,000	\$577,500	
Soft Costs					
Owners Contingency	689,283	579,379	544,062	605,754	5%
Fees Renovation/ Addition	127,755	48,630	248,124	127,755	Assume 10.0%
Fees New Construction	758,930	646,659	490,106	646,659	Assume 6.5%
Fees Site	81,300	81,300	77,400	81,300	Assume 10%
FFE	827,139	695,254	652,874	726,904	Assume 6%
Technology	275,713	231,751	217,625	242,301	Assume 2%
Total Soft Costs	\$2,760,120	\$2,282,973	\$2,230,191	\$2,430,673	
Total Project Costs w/ Phasing & Soft Costs	\$16,545,778	\$13,870,546	\$13,111,430	\$14,545,746	

CONCEPT A

- Both Rehoboth Avenue Access Drives Remain
- Existing City Hall Building Removed
- Open Space Removed in Front of City Hall

CONCEPT B

- One Rehoboth Avenue Access Drive Remains
- Existing City Hall Building Removed
- Open Space Removed in Front of City Hall

CONCEPT C

- One Rehoboth Avenue Access Drive Remains
- Existing City Hall Building Remains
- Open Space Removed in Front of City Hall

CONCEPT D

- One Rehoboth Avenue Access Drive Remains
- Existing City Hall Building Removed
- Open Space Remains in Front of City Hall

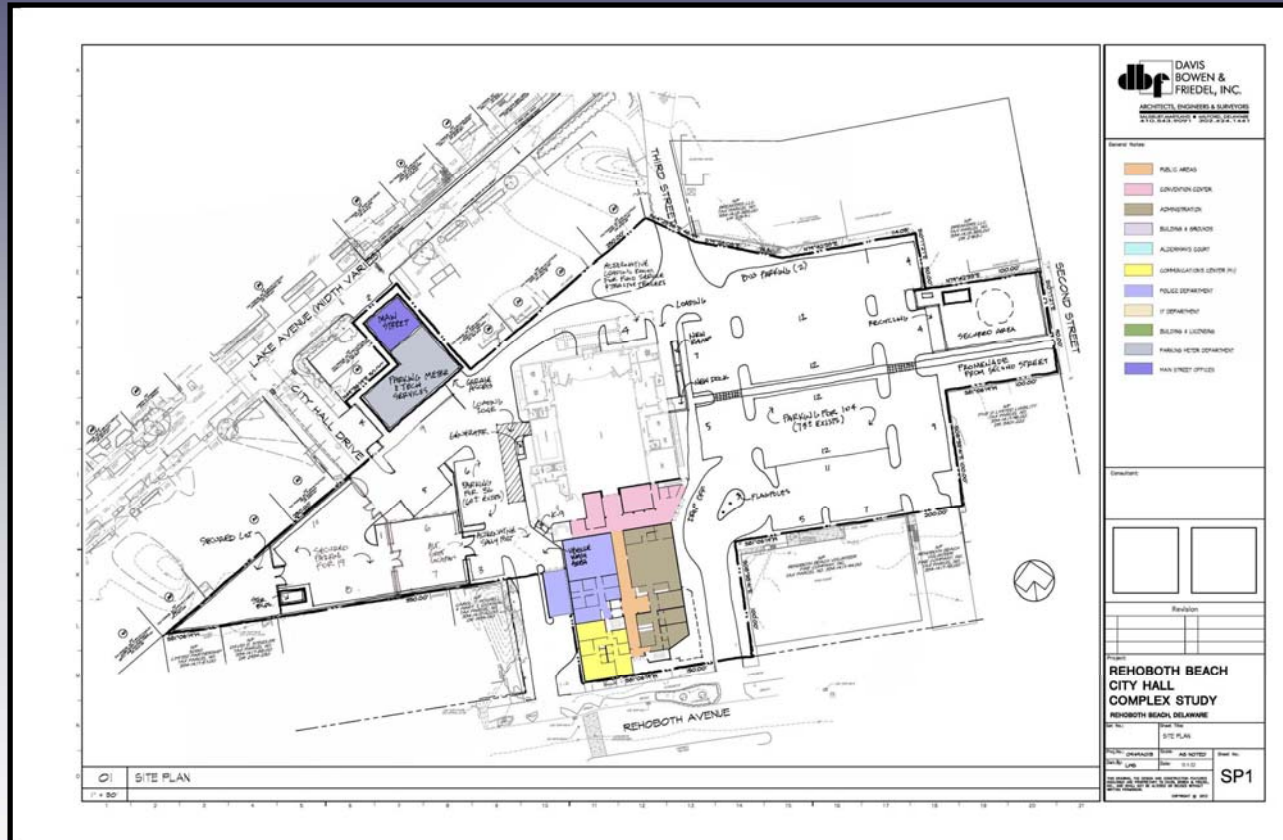


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Rehoboth Beach City Hall Complex: Feasibility Assessment

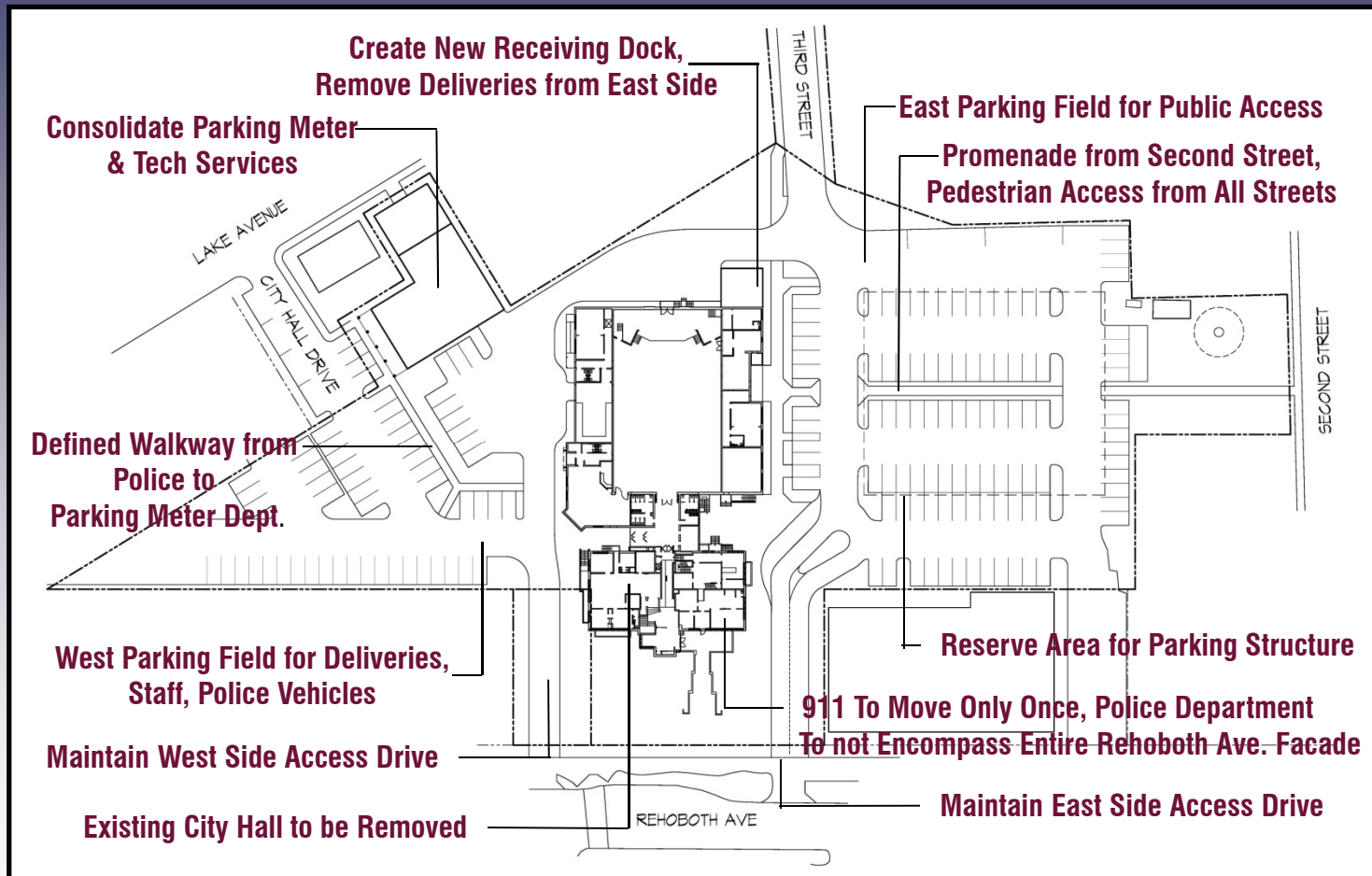
Example Building (Concept A)



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Assumptions Going Forward



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Schematic Design Process

04/01/2013 – 07/14/2014

- Establish What a City Hall in Rehoboth Beach Wants to Be
- Study Current Rehoboth Avenue Streetscape
- Evaluate an Alternative Demolition Approach
- Establish First Floor Uses and Layout
- Prepare Massing Studies for Evaluation
- Prepare Schematic Design Options/Finalize
- Prepare Budget Cost Estimates Throughout Process

Eight Task Force Presentations

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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Rehoboth Avenue Streetscape:



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Rehoboth Avenue Streetscape:



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Rehoboth Avenue Streetscape:

Existing Library



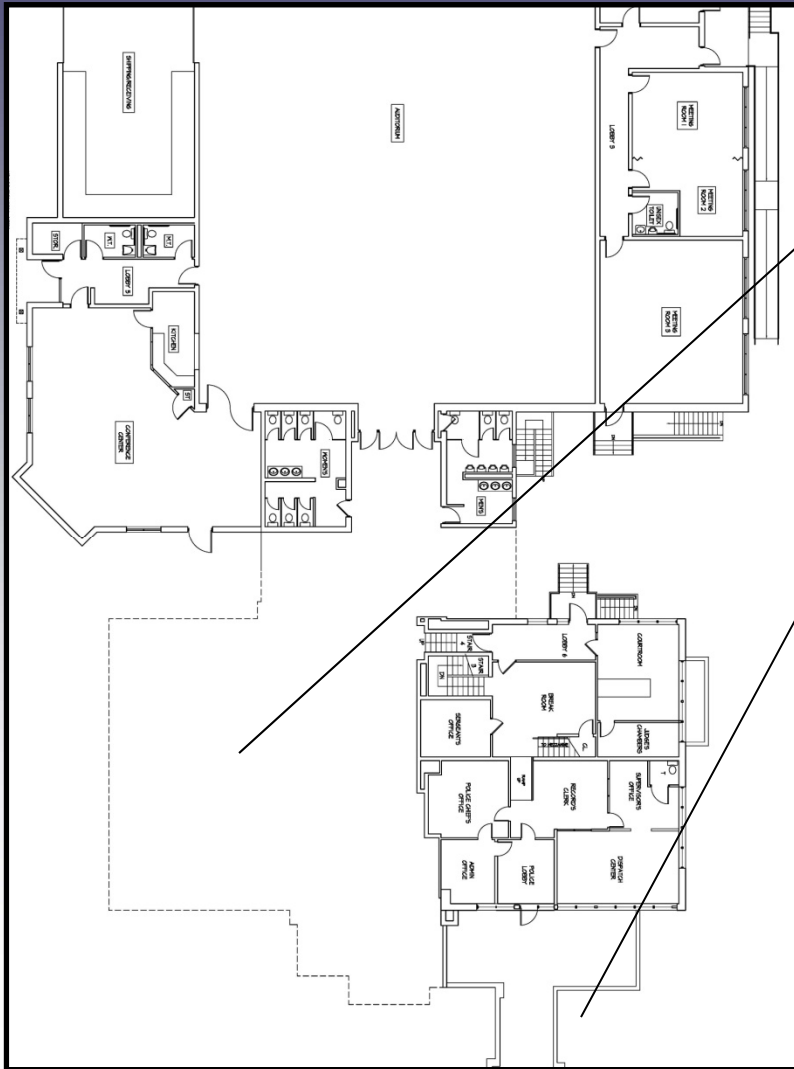
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Update: Demolition Alternative



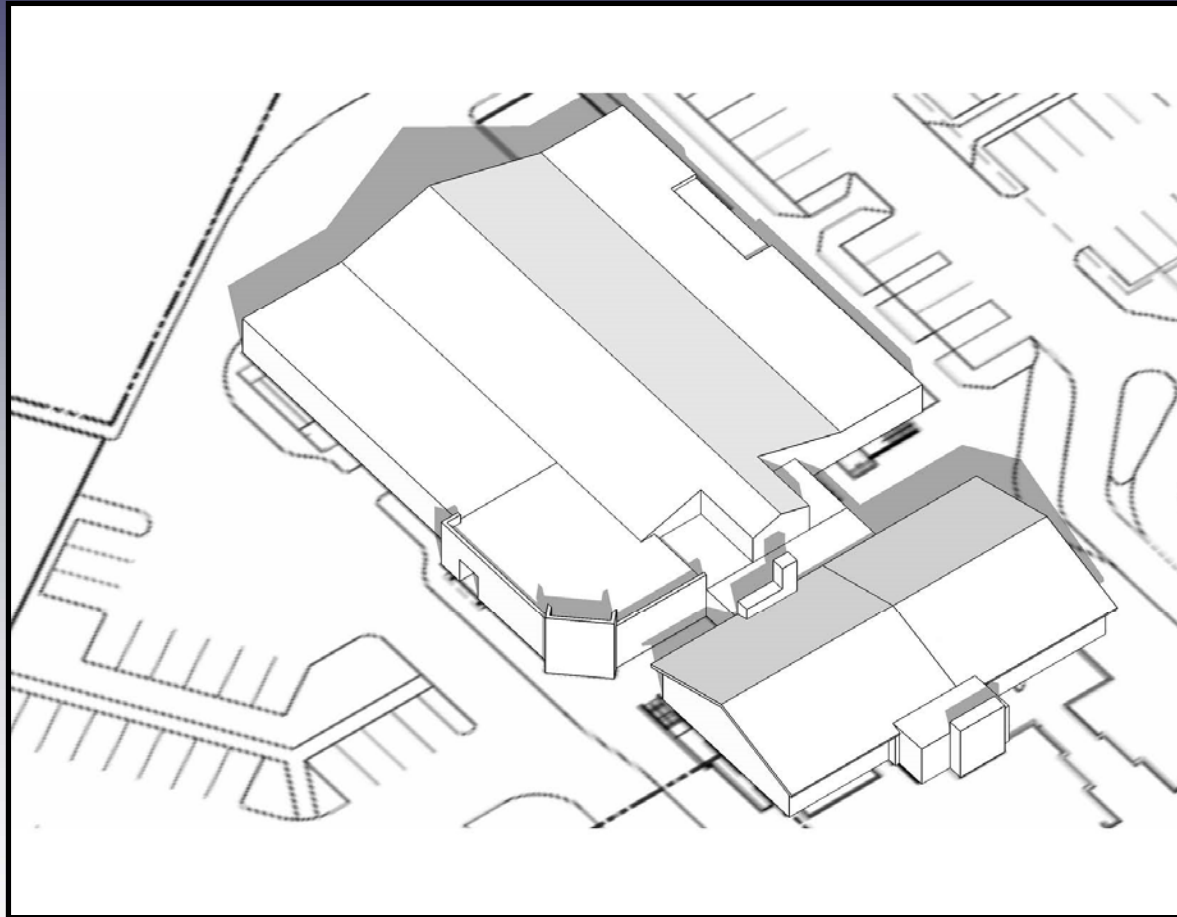
- Partial Demolition of Existing City Hall Could Permit Police/911 Construction In its Entirety
- More Design Flexibility Possible In Southeast Quadrant



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Update: Demolition Alternative



Existing

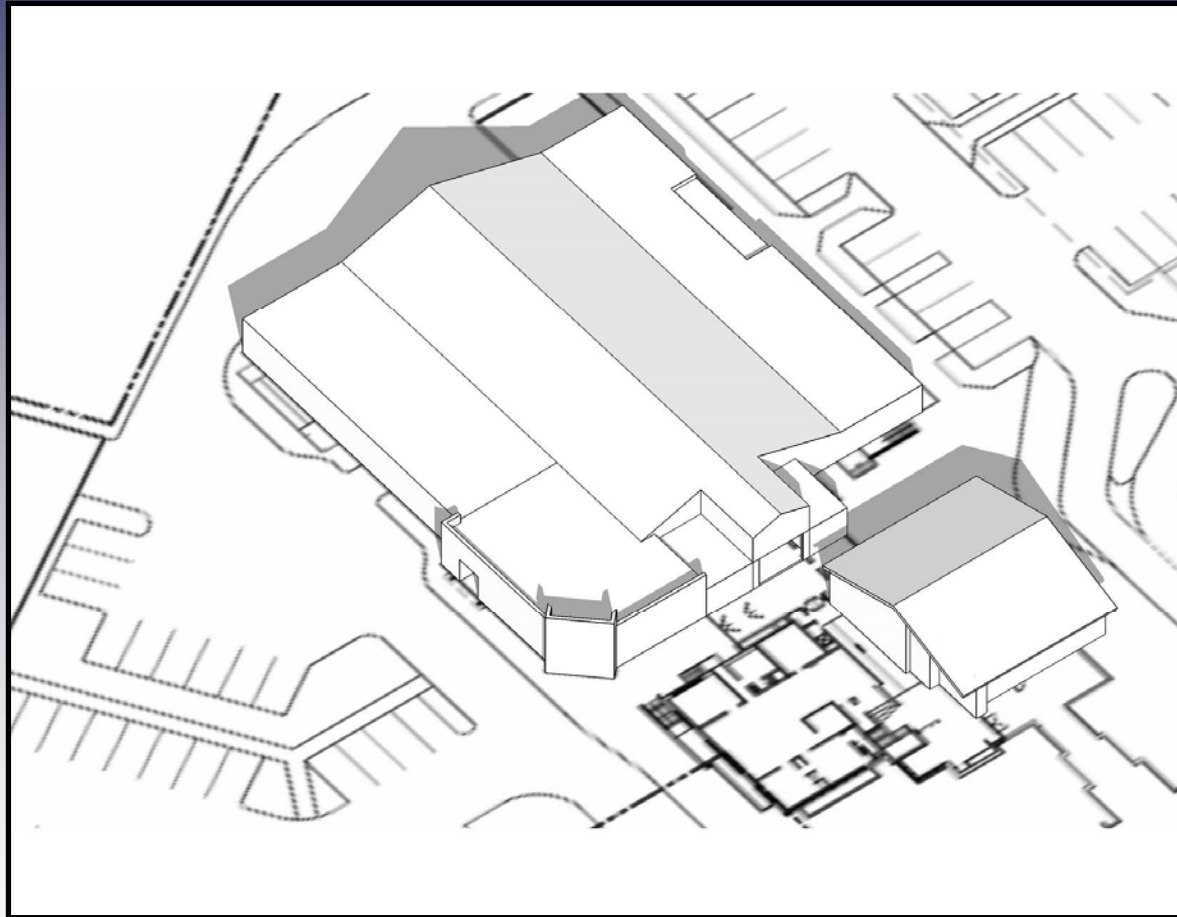


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Rehoboth Beach City Hall Complex: Alternative Concepts

Update: Demolition Alternative



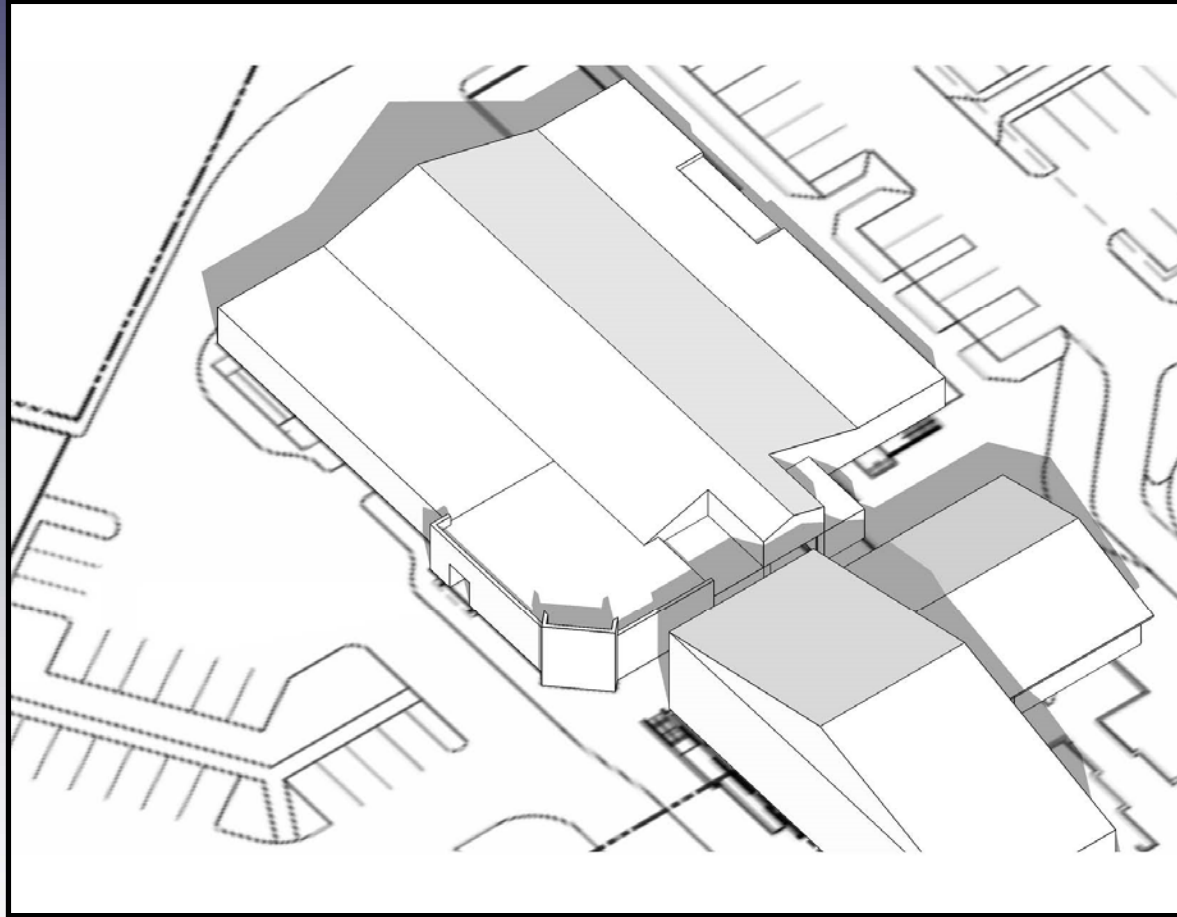
Proposed



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Update: Demolition Alternative



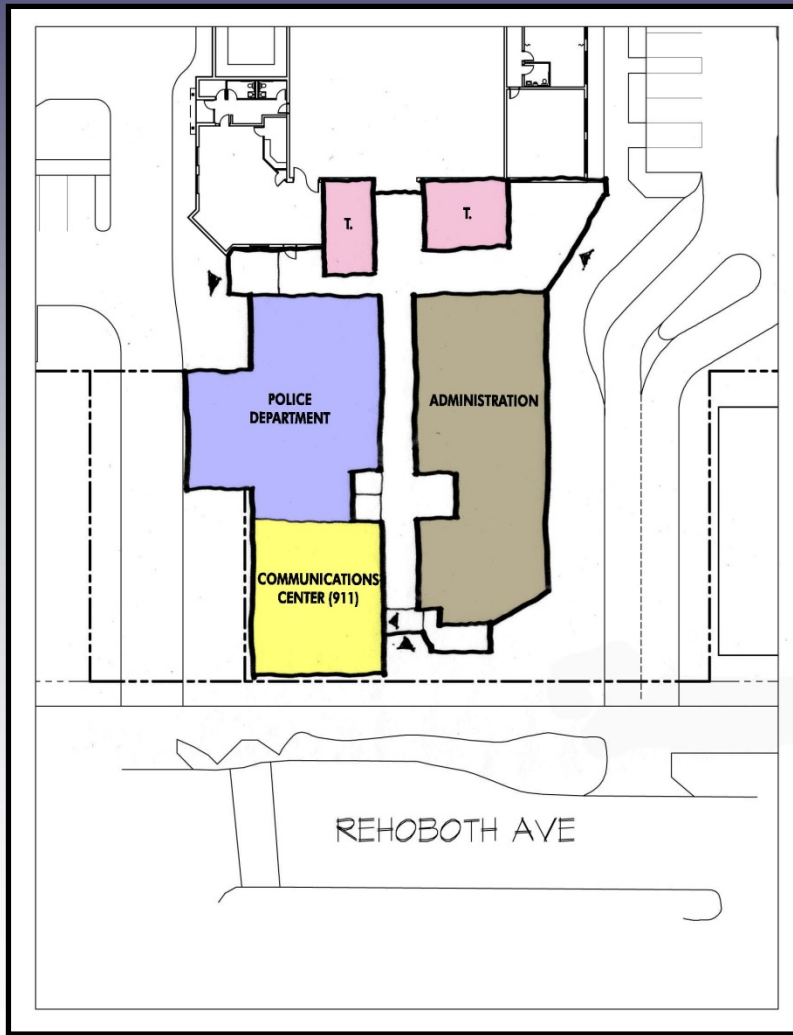
Proposed Phase I:
Side-Facing Gable



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Review: First Floor Alternatives



OPTION 1

Givens:

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

Option 1:

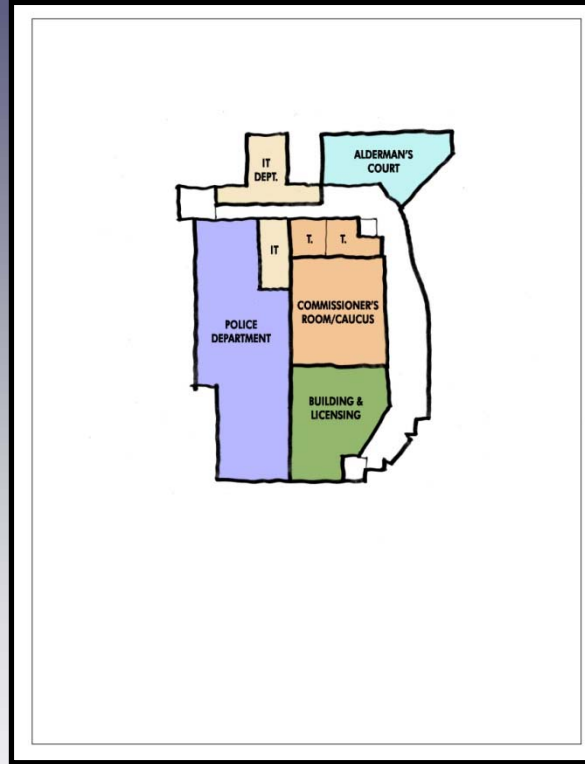
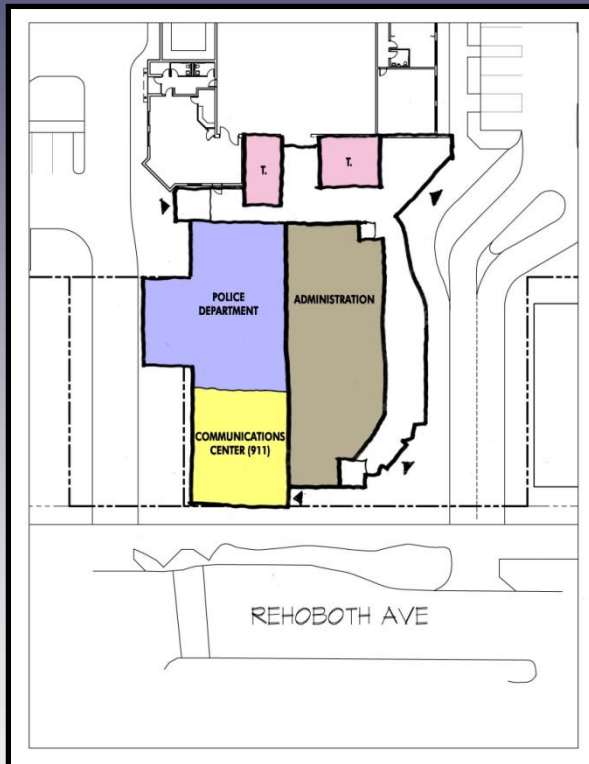
- Administrative Staff
- Mayor and City Manager



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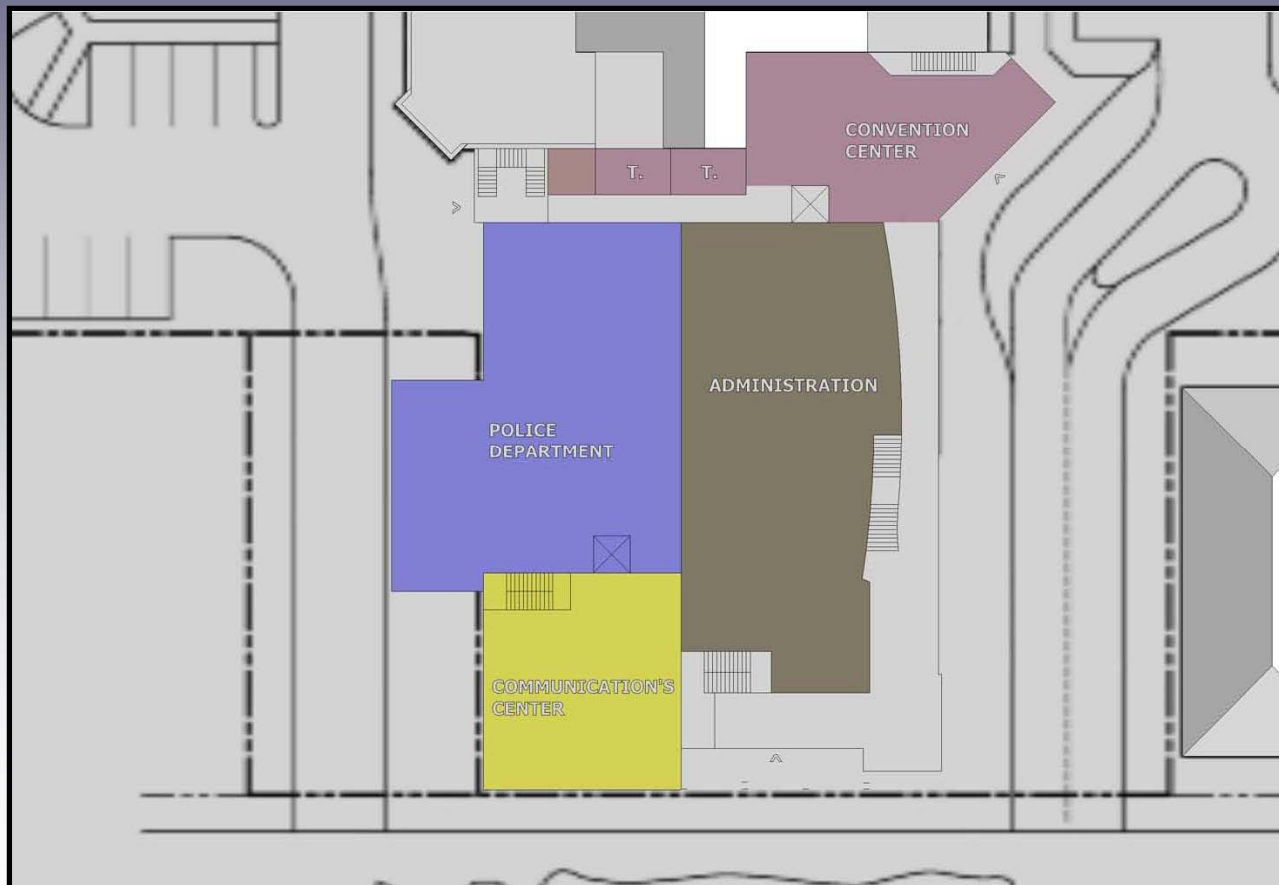
Review: Option 1b Example



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Review: Potential Concept Alternatives/Massing Studies



OPTION 1.2 TWO and a HALF-STORIES

First Floor



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Review: Potential Concept Alternatives/Massing Studies



OPTION 1.2 TWO and a HALF-STORIES

Second Floor

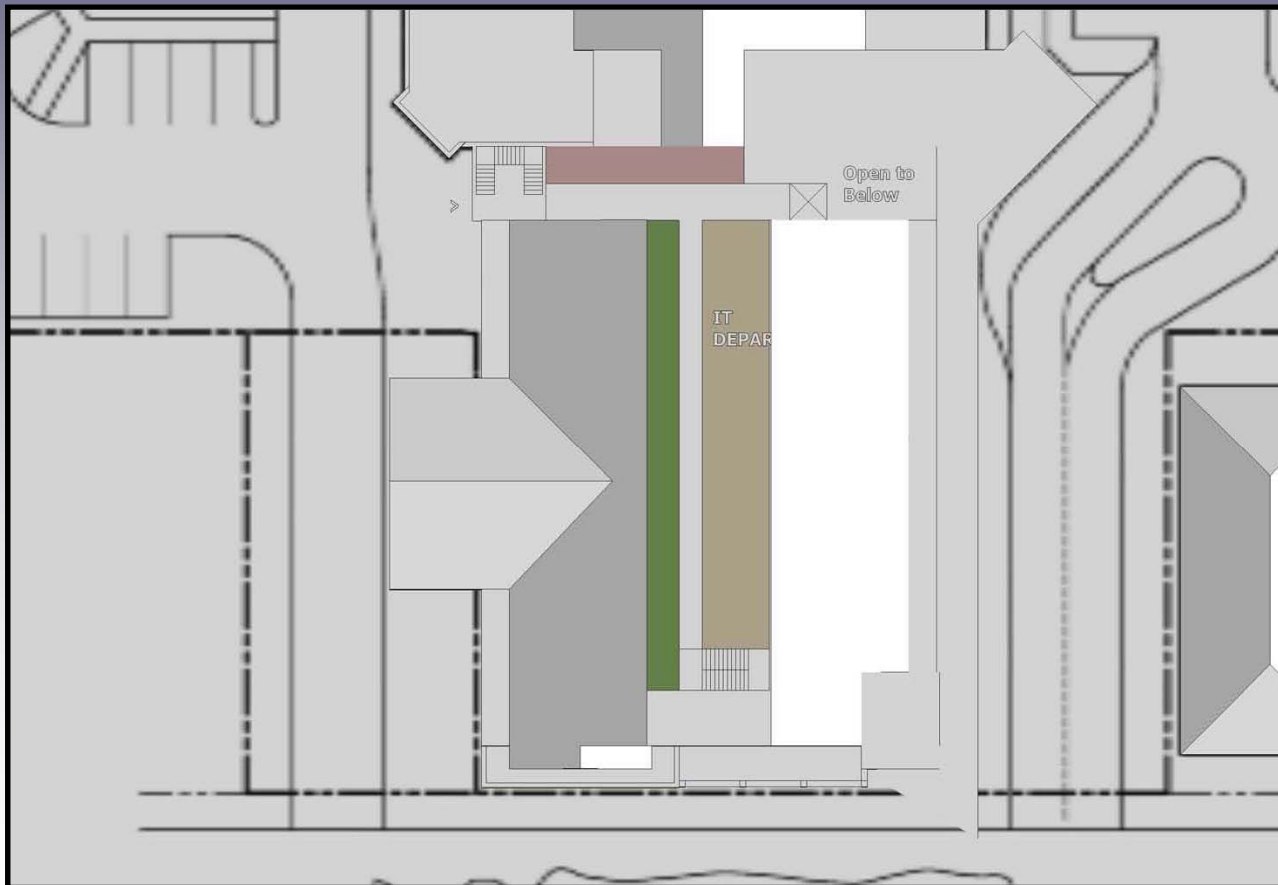


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Rehoboth Beach City Hall Complex: Alternative Concepts

Review: Potential Concept Alternatives/Massing Studies



Third Floor

OPTION 1.2 TWO and a HALF-STORIES



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Rehoboth Beach City Hall Complex: Alternative Concepts

Review: Potential Concept Alternatives/Massing Studies



OPTION 1.2

TWO and a HALF-STORIES



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Rehoboth Beach City Hall Complex: Alternative Concepts

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OPTION 1.2

TWO and a HALF-STORIES



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Review: Potential Concept Alternatives/Massing Studies



OPTION 1.2.2

TWO-STORIES or
TWO and a HALF-STORIES
(ASYMMETRICAL; PLAZA)

First Floor Plan



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Review: Potential Concept Alternatives/Massing Studies



OPTION 1.2.2

TWO-STORIES or
TWO and a HALF-STORIES
(ASYMMETRICAL; PLAZA)

Second Floor Plan



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Review: Potential Concept Alternatives/Massing Studies



OPTION 1.2.2

TWO-STORIES or
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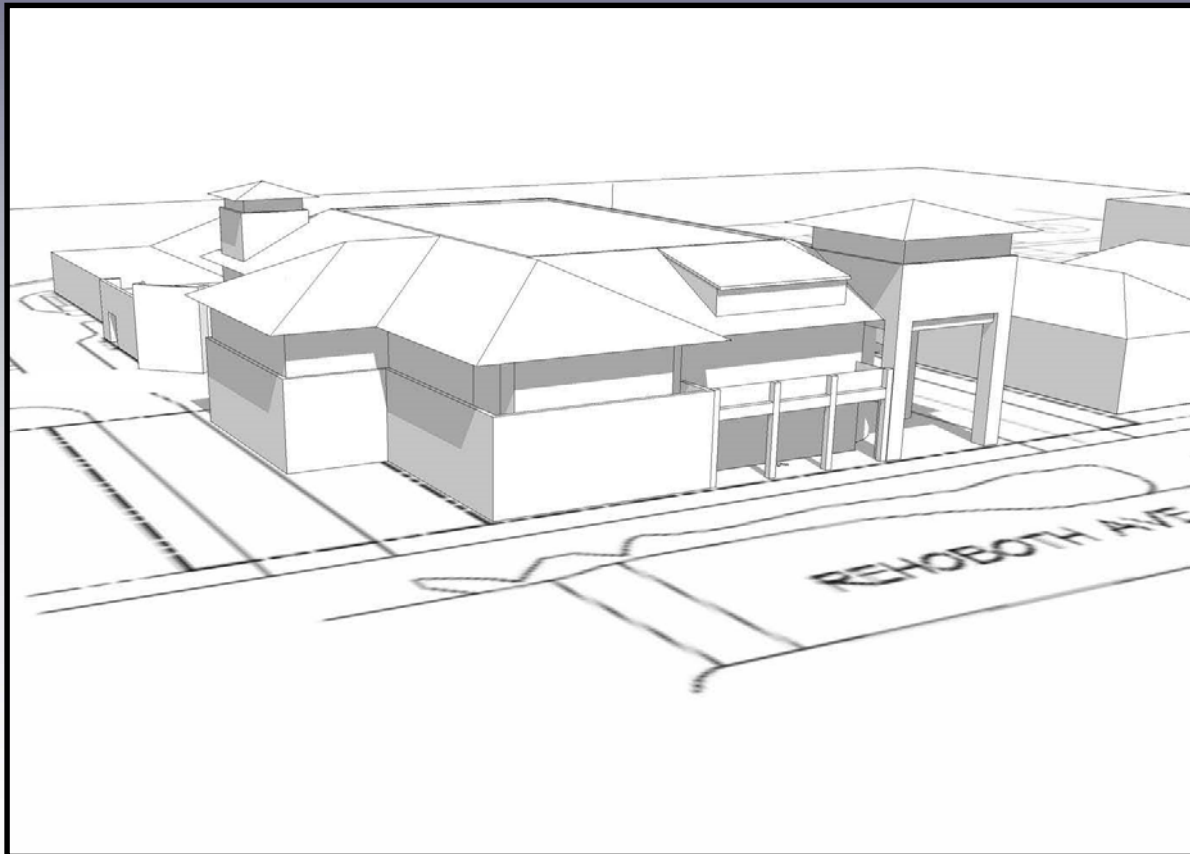


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OPTION 1.2.2

TWO-STORIES or
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(ASYMMETRICAL; PLAZA)



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design Options



OPTION 1.2.2a

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



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Rehoboth Beach City Hall Complex: Schematic Design

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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Rehoboth Beach City Hall Complex: Schematic Design

Review: Schematic Design Options

OPTION 1.2.2b

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



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Rehoboth Beach City Hall Complex: Schematic Design

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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Rehoboth Beach City Hall Complex: Schematic Design

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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Rehoboth Beach City Hall Complex: Schematic Design

Review: Alternative Options



Corner Element: Previous Design



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Alternative Options



Corner Element: Alternative 5a



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Alternatives Composite



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Front Composite Studies



Previous Composite



Study 1

Rehoboth Avenue Facade



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Front Composite Studies



Study 10



Study 11

Rehoboth Avenue Facade



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Corner Element Options



Camp Meeting Association
“Tent” Building

Corner Element



St. Edmonds



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Corner Element Options



Study 12



Study 12a

Corner Element



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Corner Element Options



Study 12f1



Study 12f2

Corner Element



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Corner Element Options



Study 12h



Study 12h1

Corner Element



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Rehoboth Beach City Hall Complex: Schematic Design

Review: Corner Element Options



Study 12ia1 - Selected



Study 12ia1b3

Corner Element



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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

Rehoboth Beach
City Hall Complex



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Rehoboth Beach City Hall Complex: Schematic Design

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

Rehoboth Beach
City Hall Complex



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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

Rehoboth Beach
City Hall Complex



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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

Rehoboth Beach
City Hall Complex



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Rehoboth Beach City Hall Complex: Schematic Design

Final Schematic Design Plans



SITE PLAN



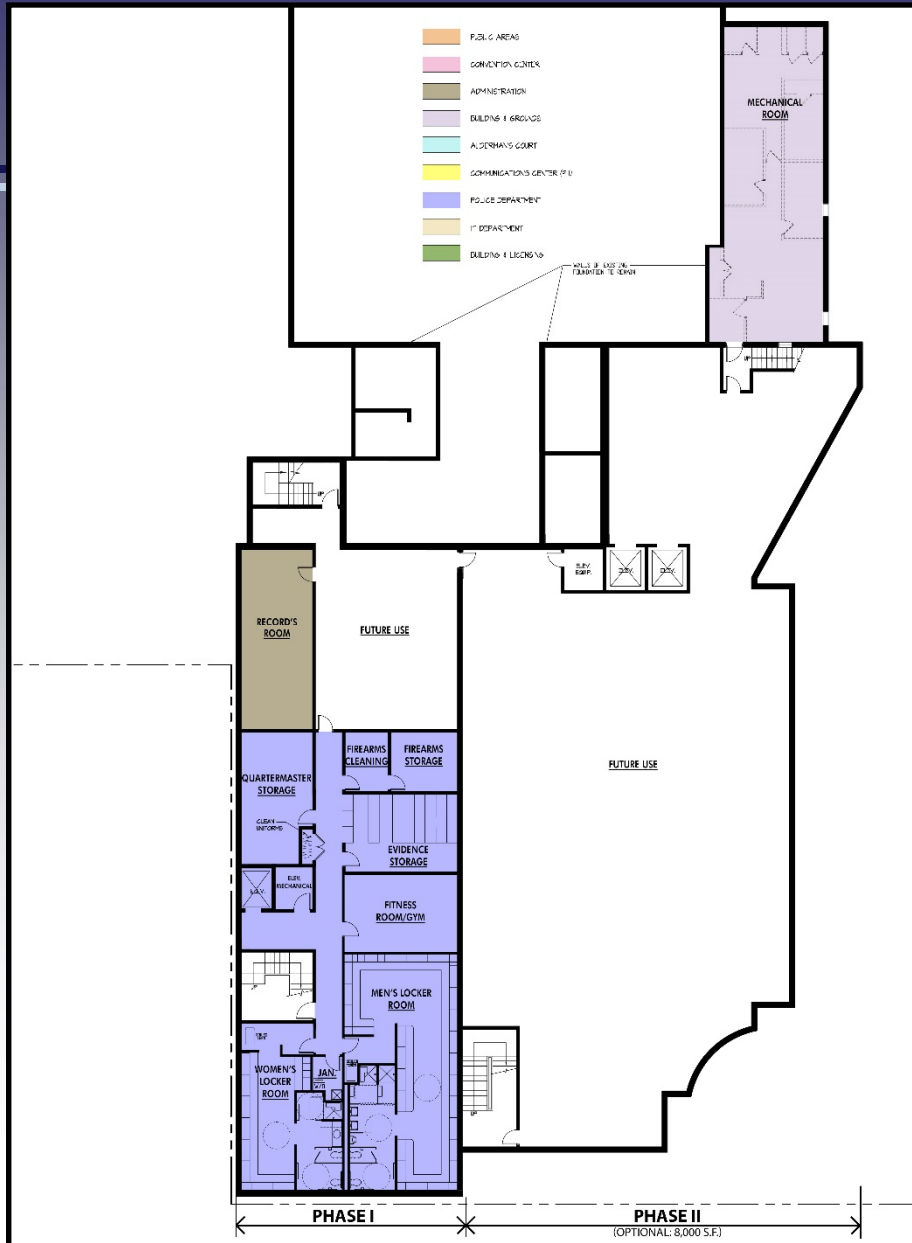
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Final Schematic Design Plans



BASEMENT FLOOR

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

Total New Construction: 38,270 SF
Total Renovation: 2,350 SF



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Total New Construction: 38,270 SF
Total Renovation: 2,350 SF



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Final Schematic Design Plans



SECOND FLOOR

New Construction: 12,325 SF

Total New Construction: 38,270 SF

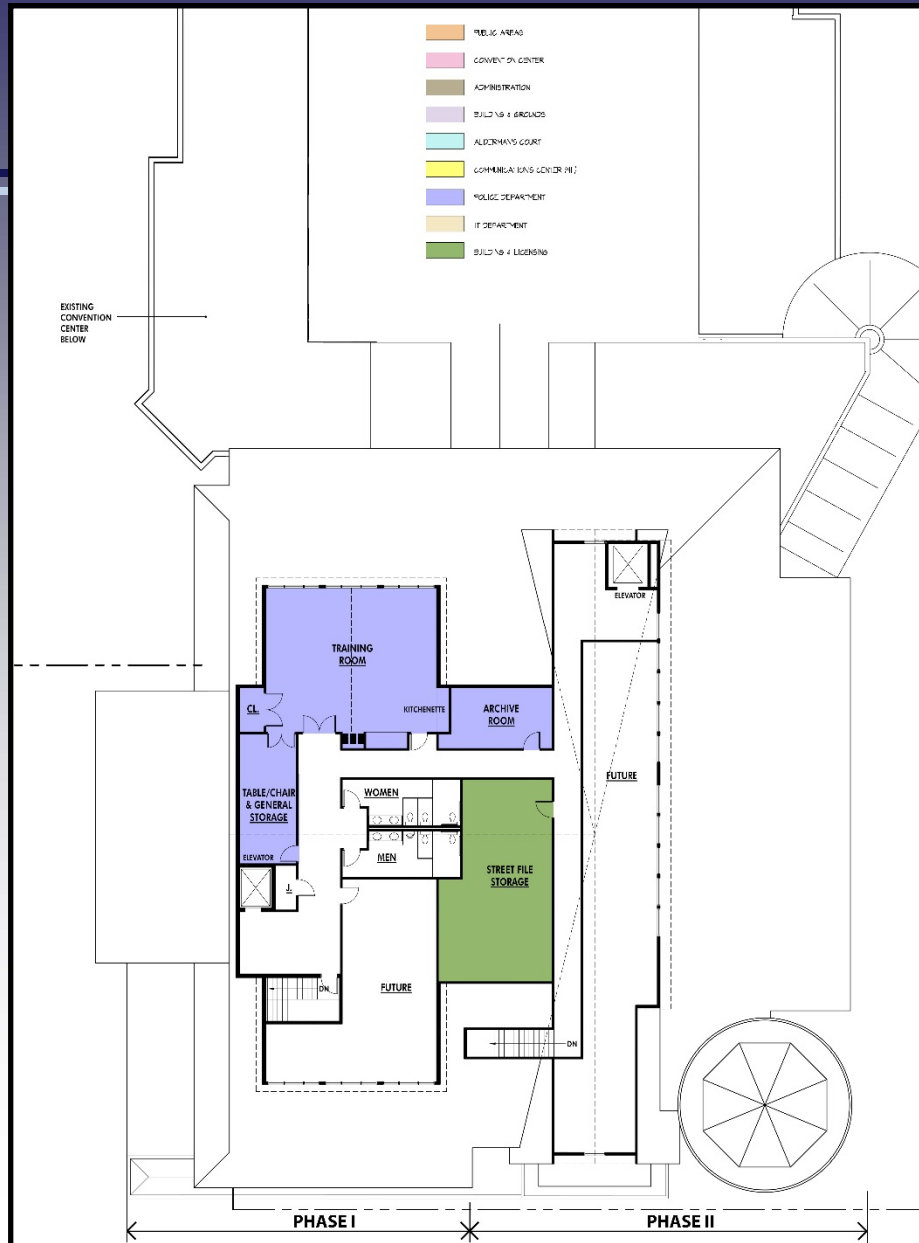
Total Renovation: 2,350 SF



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Final Schematic Design Plans



THIRD FLOOR

New Construction: 6,505 SF

Total New Construction: 38,270 SF

Total Renovation: 2,350 SF



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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)



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