

FLORENCE CITY HALL REMODEL & EXPANSION

City Council Work Session

November 1, 2017

ITEMS FOR REVIEW

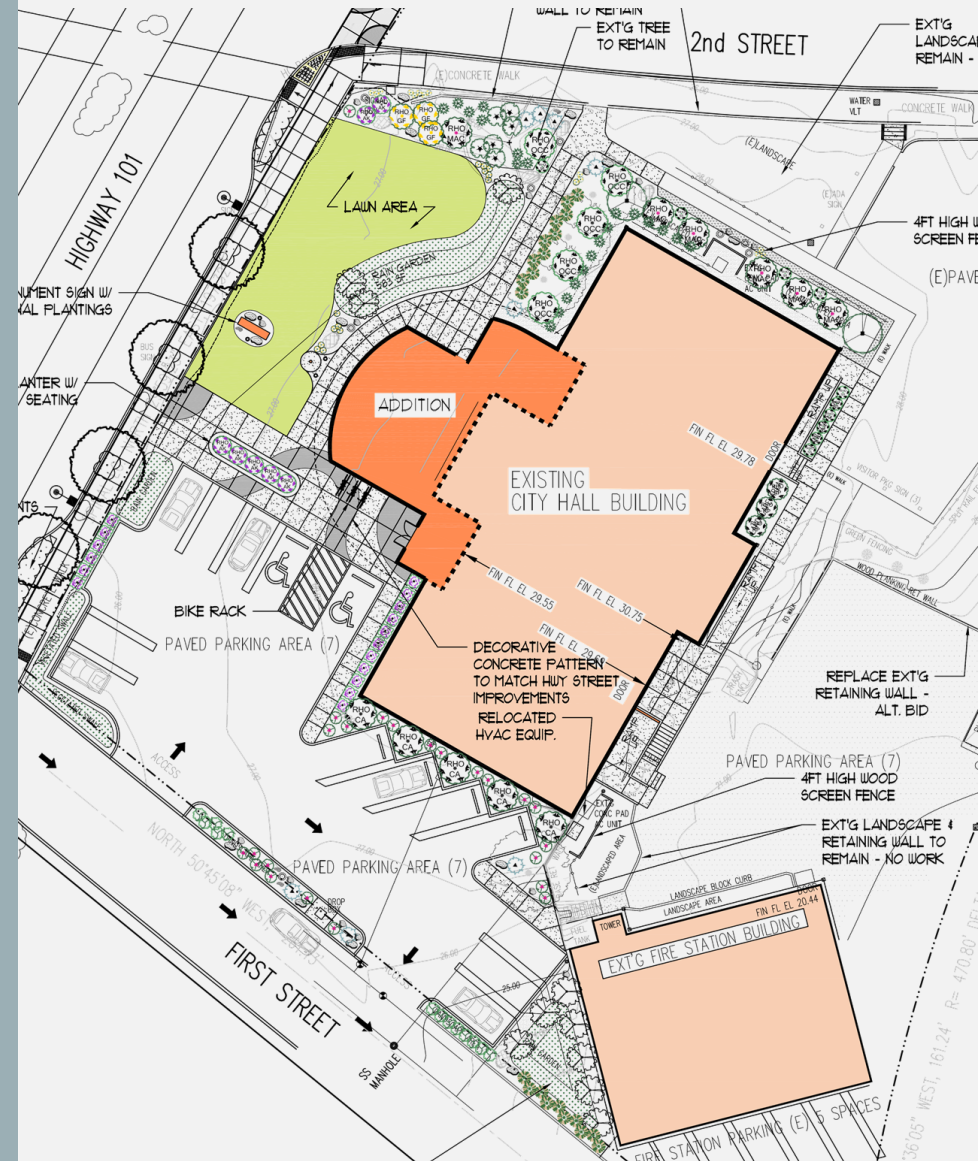
- Planning Commission Conditional Use Application
- Design & Engineering - 90% Design Submittal
- Bidding Timelines & Coordination
- Base Bid & Alternate Bids
- Managing Costs
- Estimates
- Debt Service

PLANNING COMMISSION APPROVAL

Public Hearing Held October 17, 2017

Conditions of Approval:

- Parking striping to meet code and add additional bike rack (total of 4).
- Rock veneer shall be at least 2.5" deep.
- Gutters to be round or square and sloped roof eaves to be at least 12".
- At least 2.5" trim around doors and windows.
- Retaining walls minimum 8' thick with top caps.
- Style of lighting fixtures to meet dark sky and architectural guidelines. Parking lot lighting to meet code.
- Add one tree and illustrate 200 shrubs on site. Species to meet code and be planted per guidelines.



90% DESIGN

- 90% Designs have been reviewed by City staff for input.
- Final Designs will be completed this week for bidding to open next week.
- Highlights
 - Interior Remodel & Expansion
 - Exterior Design
 - New Electrical Service & HVAC Updates
 - Safety & Accessibility Updates
 - Updated Landscaping

PROJECT TEAM & TIMELINE

PROJECT TEAM

- Design Team: HGE – Architectural, Civil Engineering, Landscape Design
 - DCI Structural Engineers
 - MFIA – Mechanical/Plumbing Engineers
 - Double E Engineering – Electrical Engineers
 - Contractor – To be determined, Bidding this month.

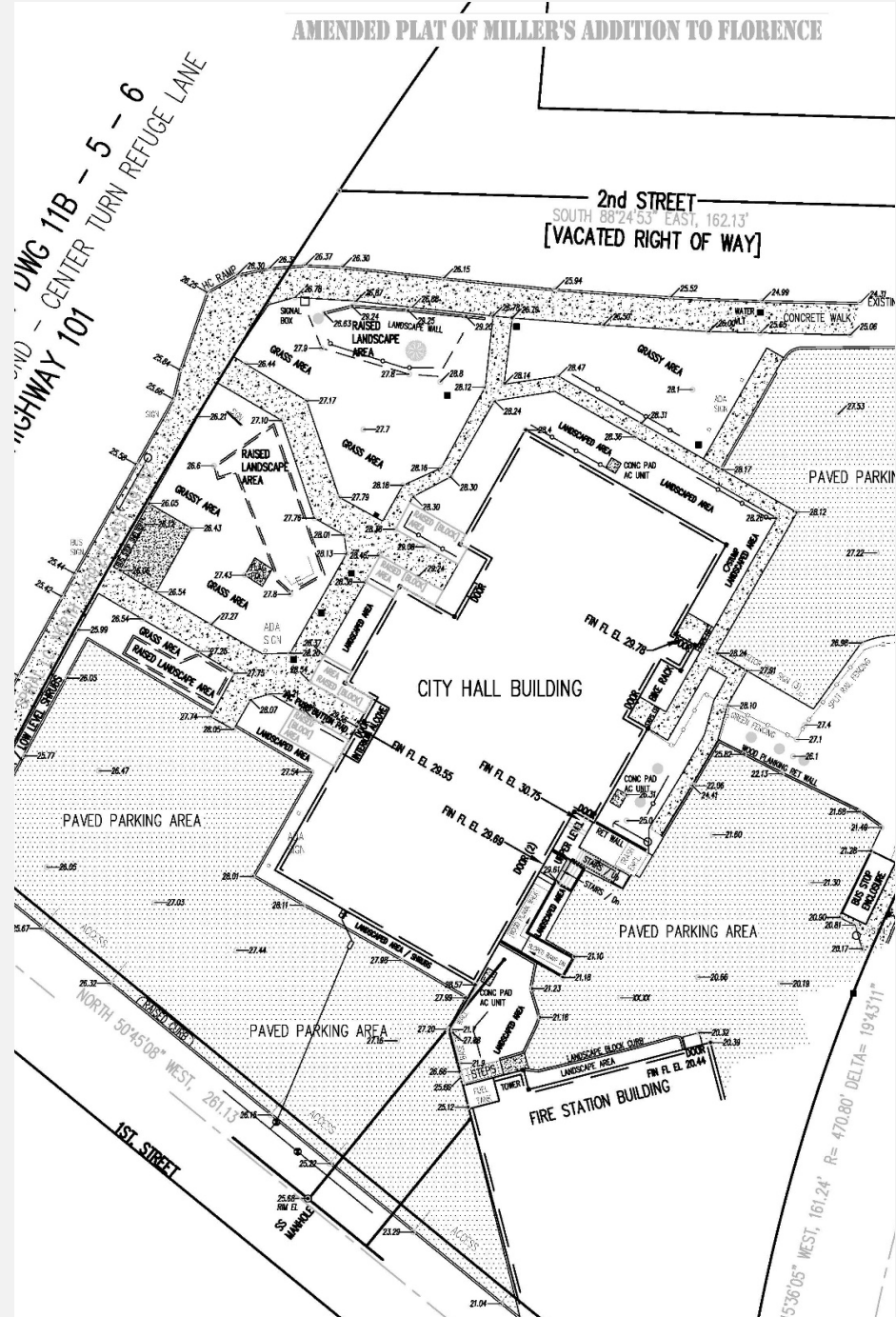
TIMELINE: Construction Document Phase Complete October

- Bidding, Contractor procurement (traditional bidding), and Permitting – November/December/January
- Construction commence – 9 months, January thru October 2018
- Move in – November 2018

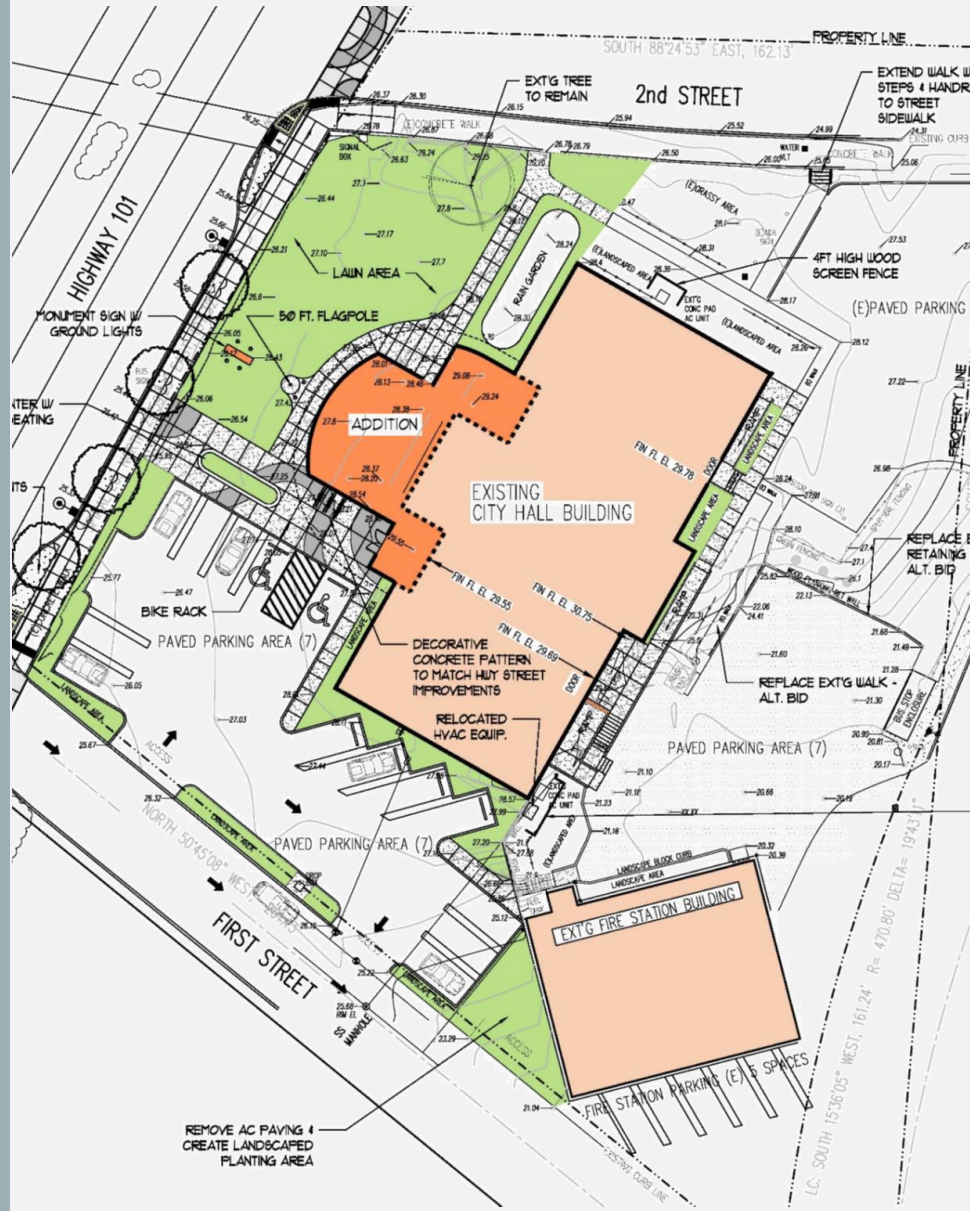
AERIAL VIEW – EXISTING SITE



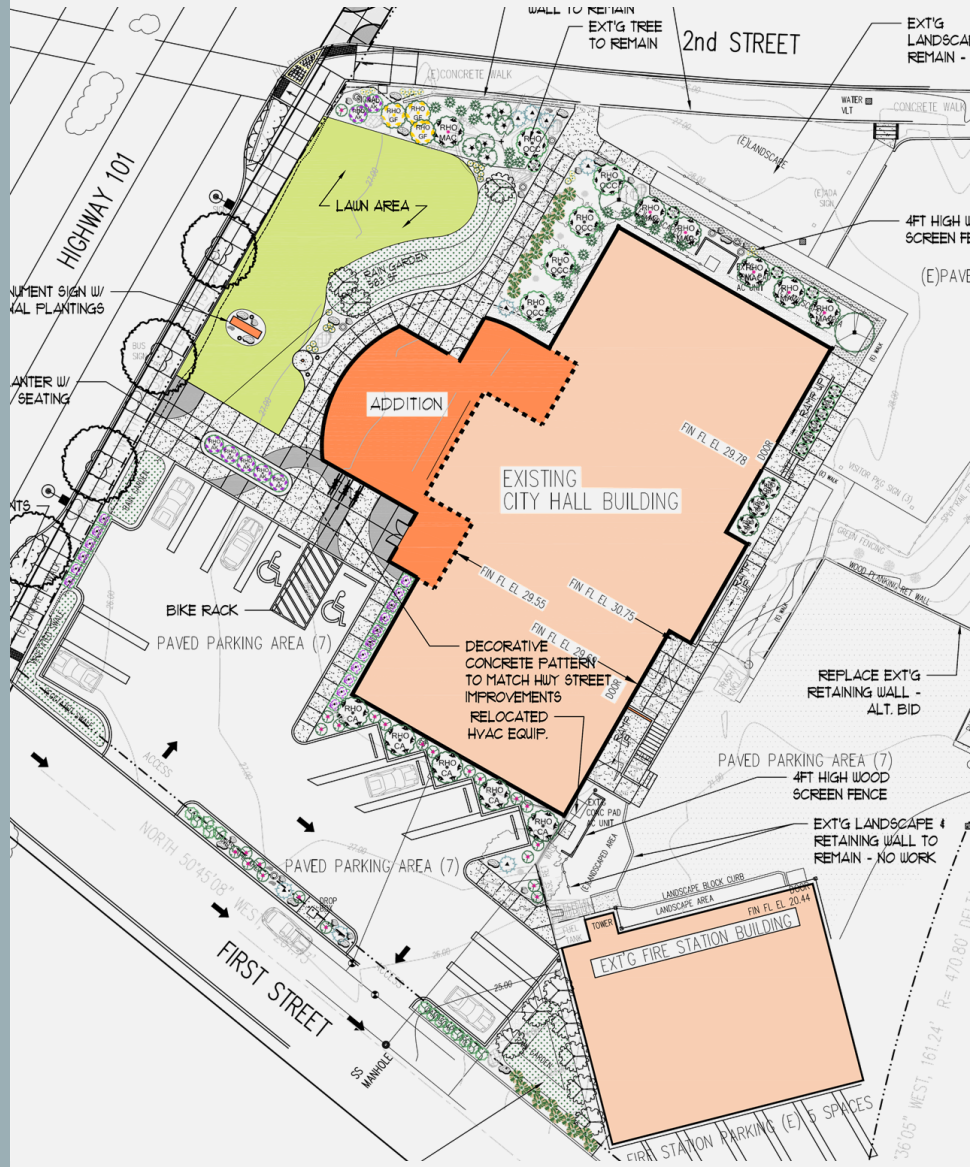
EXISTING SITE PLAN



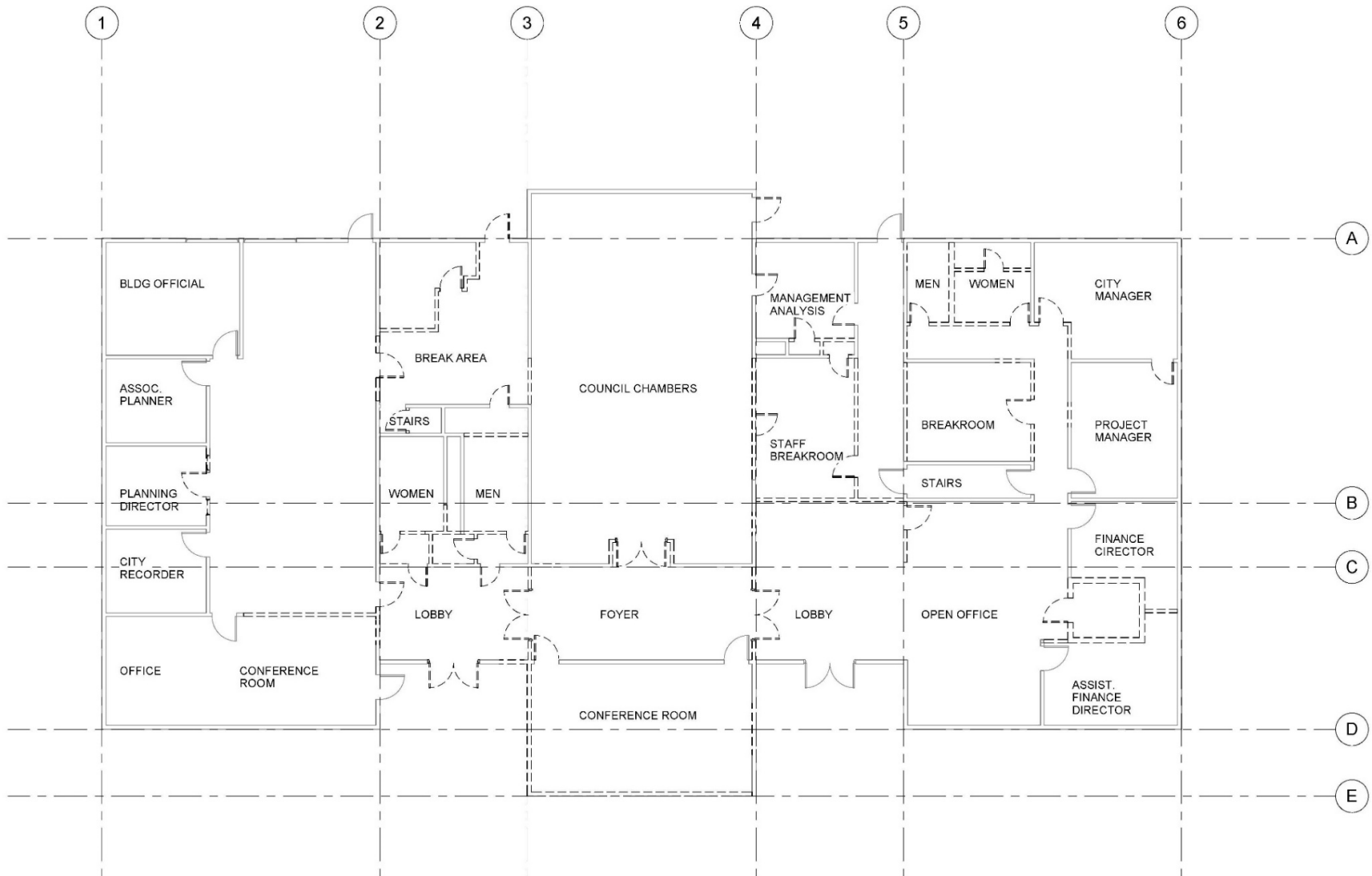
NEW SITE PLAN



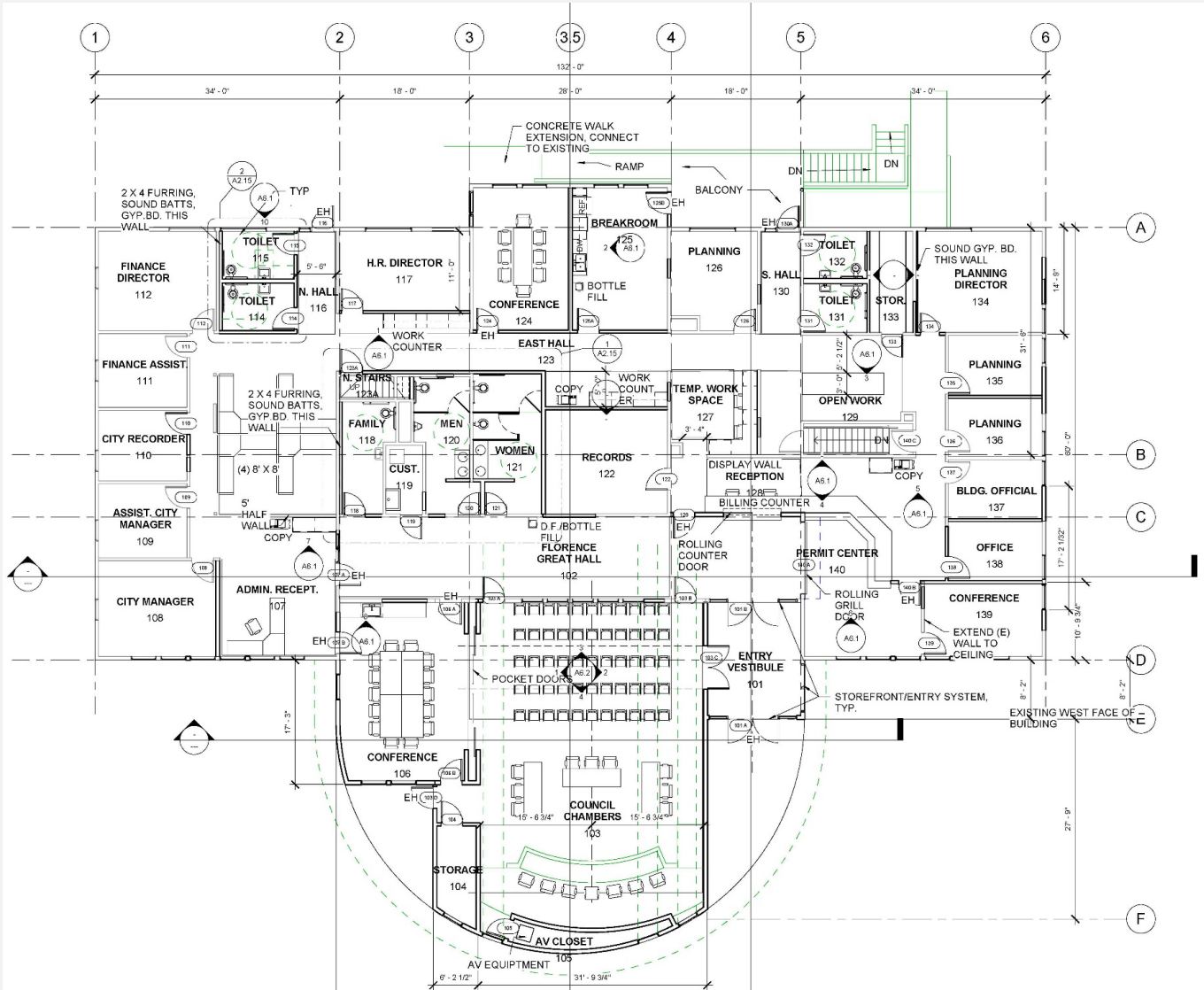
LANDSCAPE PLAN



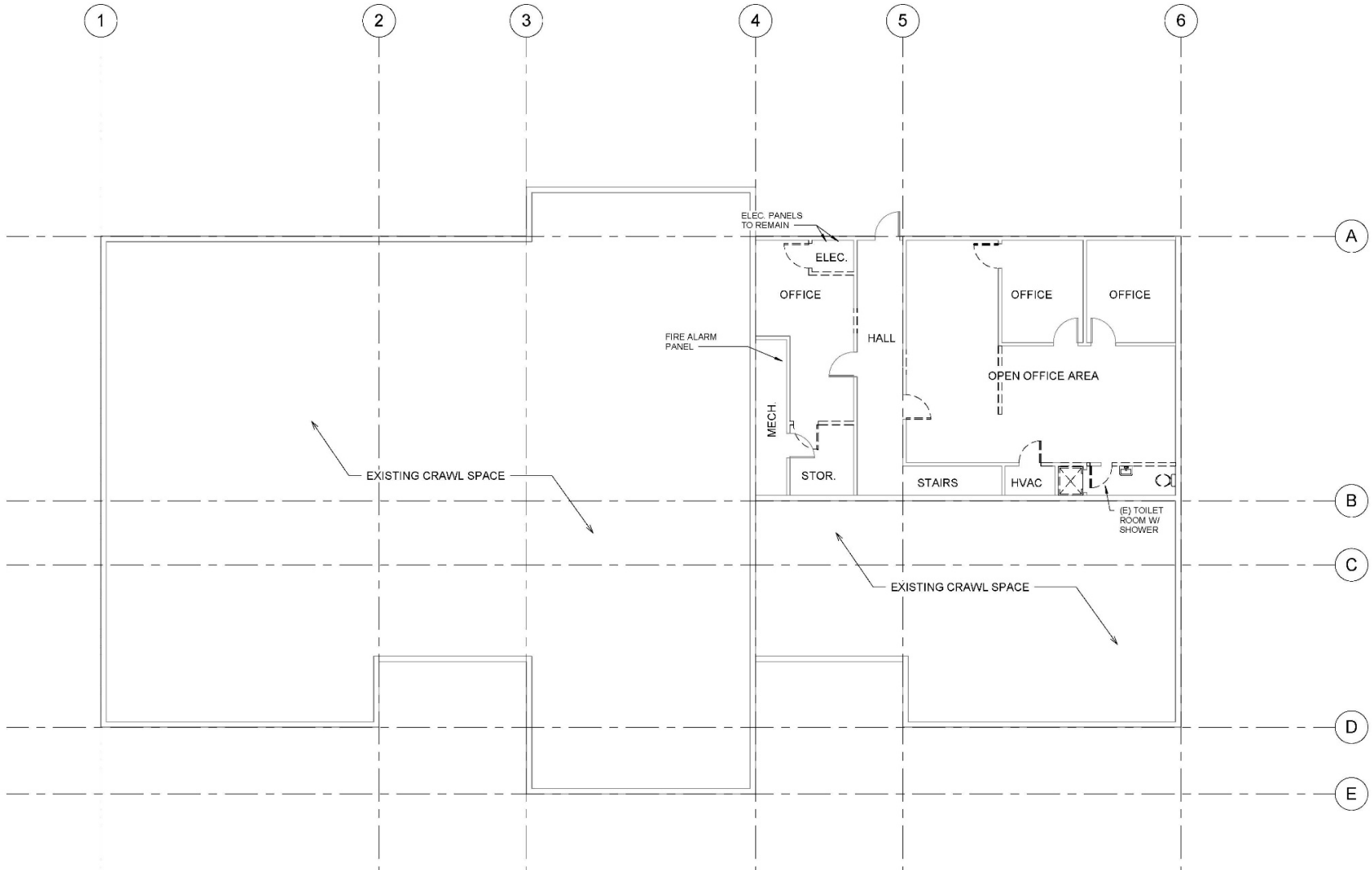
EXISTING MAIN FLOOR



PROPOSED MAIN FLOOR



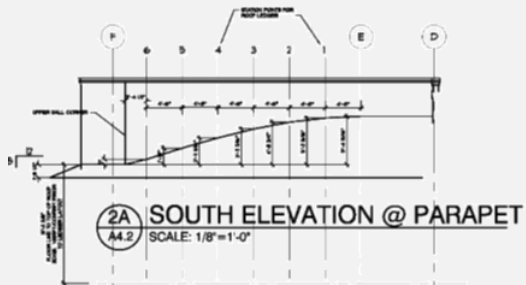
EXISTING LOWER FLOOR



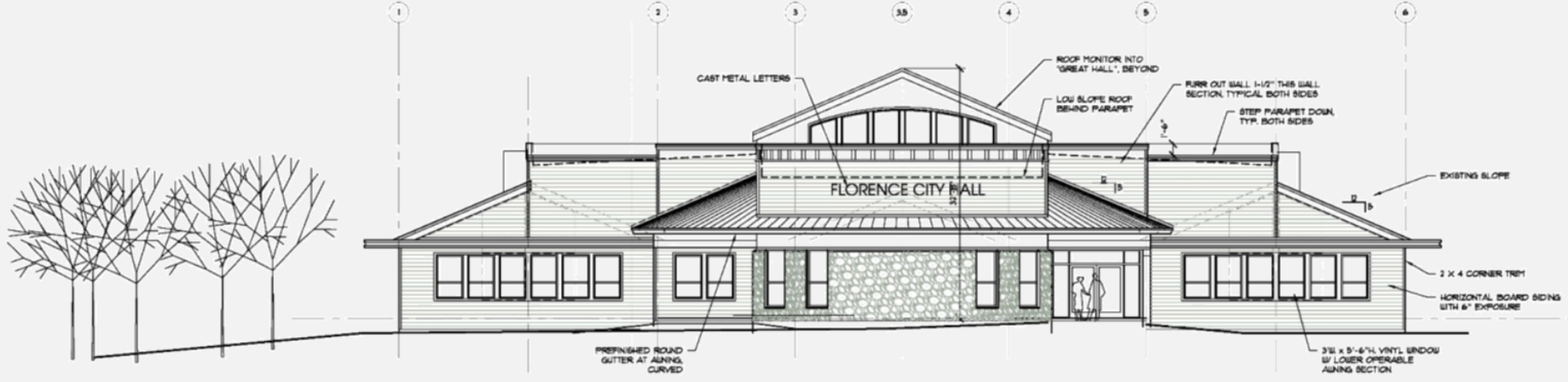
PROPOSED LOWER FLOOR



EXTERIOR ELEVATIONS

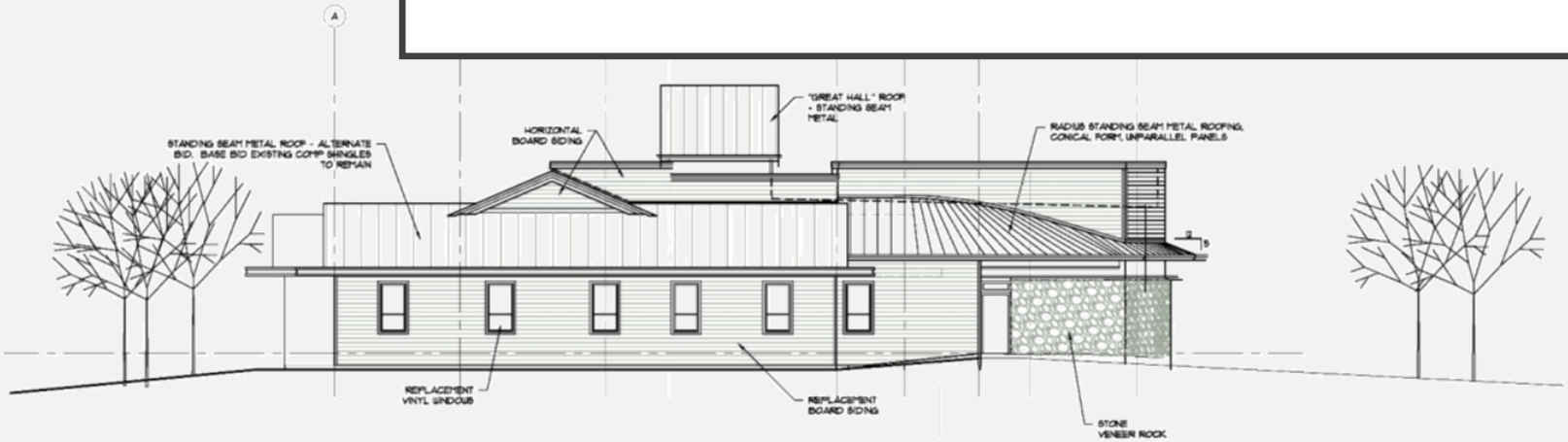


2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

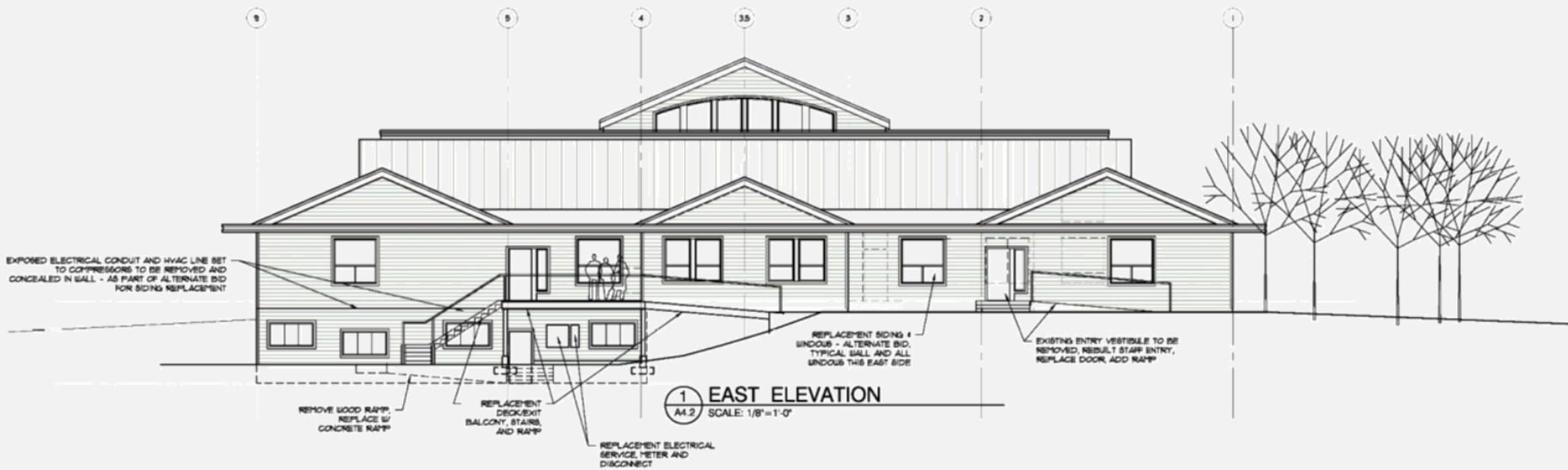


1 WEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS



1 NORTH ELEVATION
 A4.2 SCALE: 1/8"=1'-0"



1 EAST ELEVATION
 A4.2 SCALE: 1/8"=1'-0"

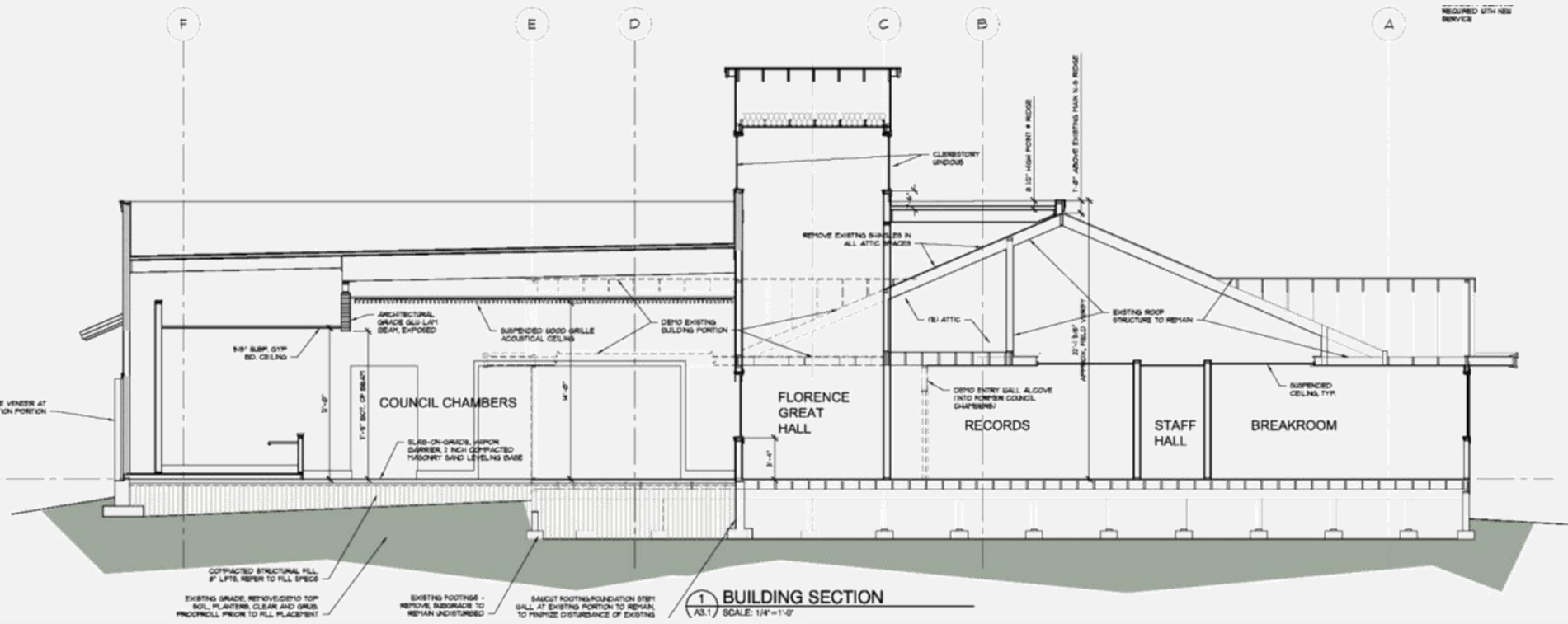
CONCEPT EXTERIOR RENDERING – FROM WEST



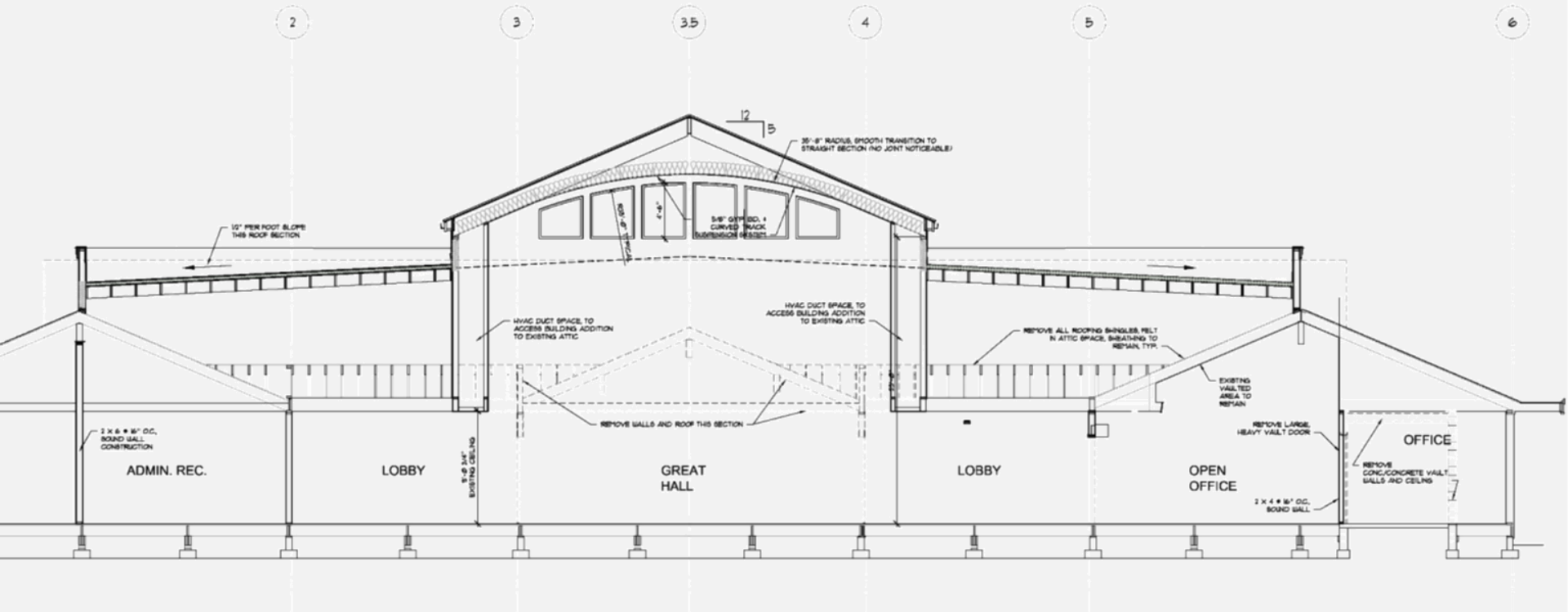
CONCEPT EXTERIOR RENDERING – FROM SOUTH

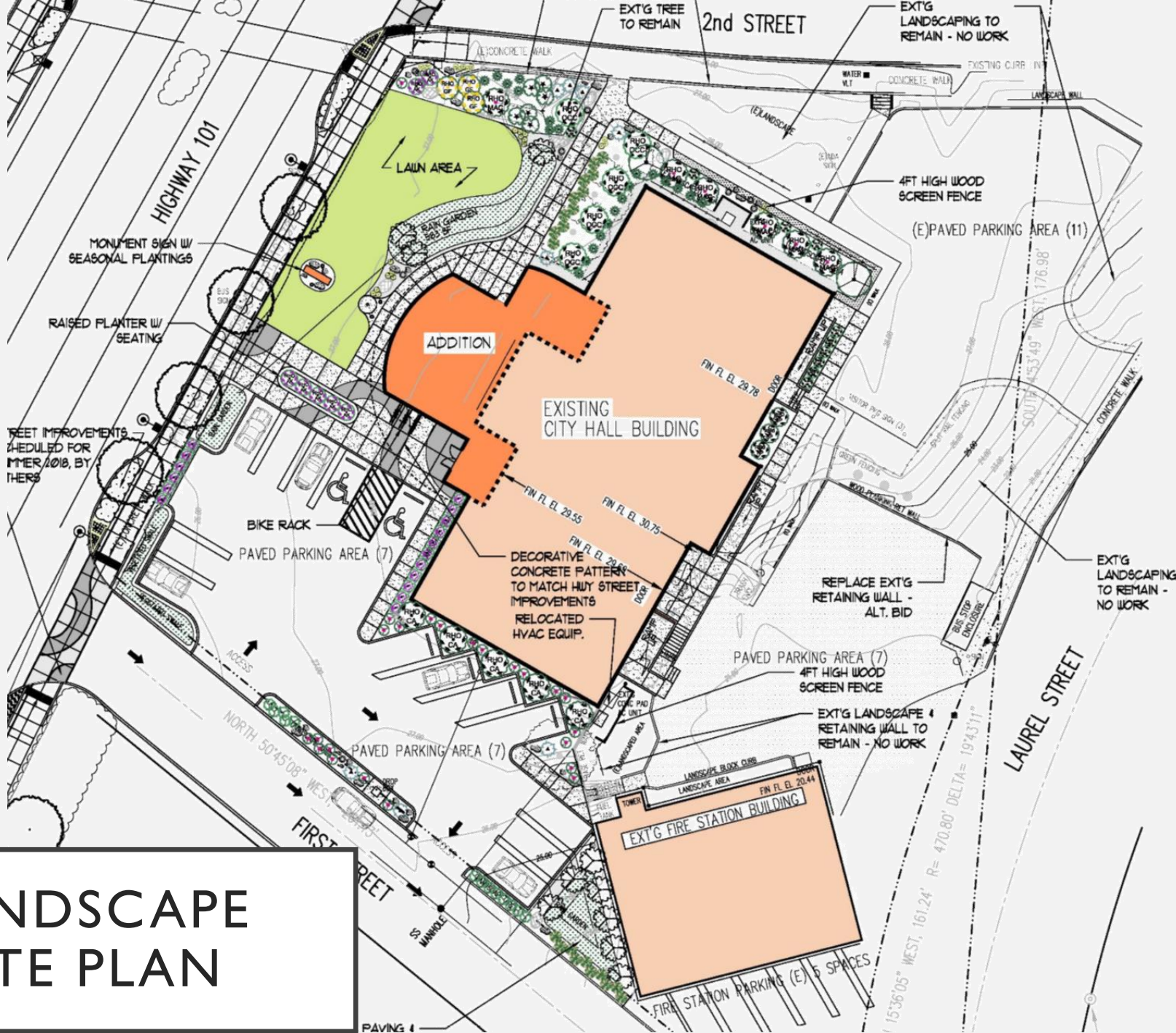


BUILDING SECTION



BUILDING SECTION





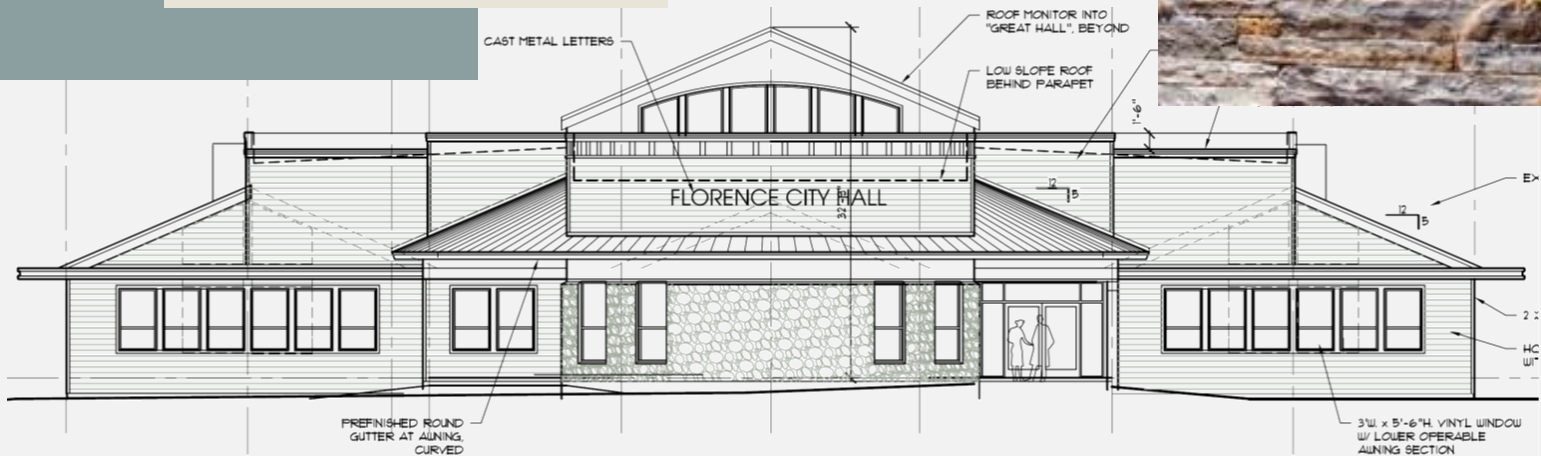
LANDSCAPE SITE PLAN

CITY HALL EXTERIOR


Siding

Metal Roof

Trim



COUNCIL CHAMBERS & CONFERENCE ROOM




Dais & Conference
Room Countertop



Casework



Carpet



Ceiling Treatment

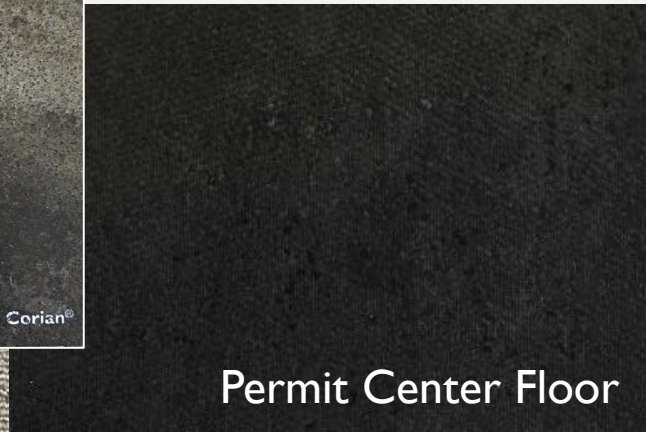
Wall Colors to be determined

RECEPTION & PERMIT CENTER

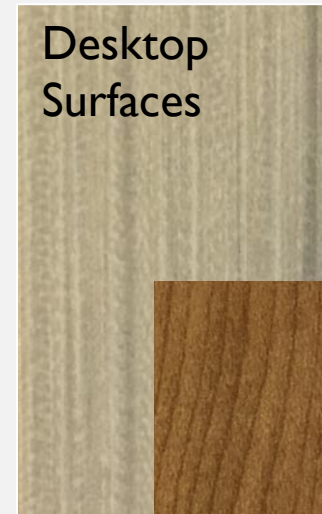


Reception
Countertop

Cerian®



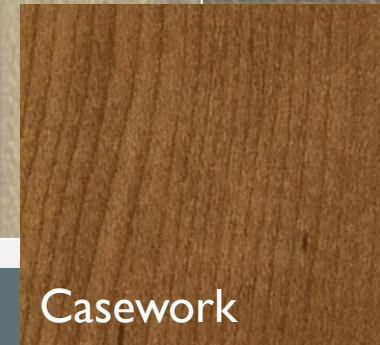
Permit Center Floor



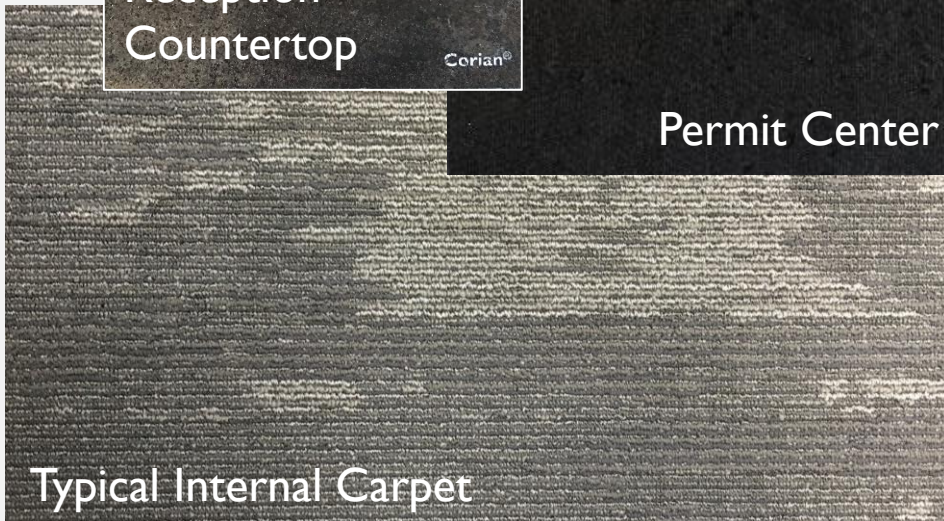
Desktop
Surfaces



Work Counters



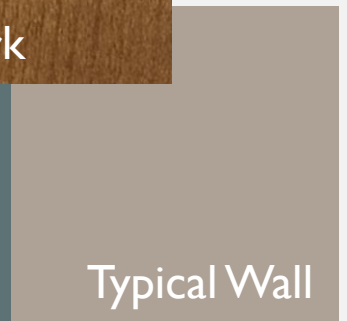
Casework



Typical Internal Carpet



Accent Display Wall



Typical Wall

ENTRY VESTIBULE & GREAT HALL

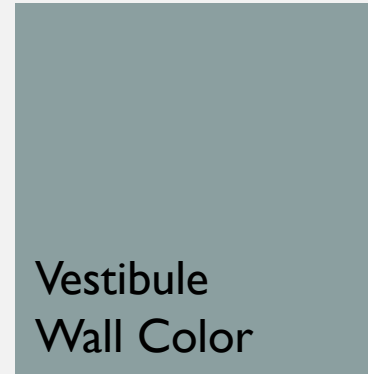
Typical Wall Color



Clerestory Wall Color



Vestibule
Wall Color



Great Hall Flooring – Infill




Border



Vestibule Walk-Off
Carpet



RESTROOMS & BREAK ROOM



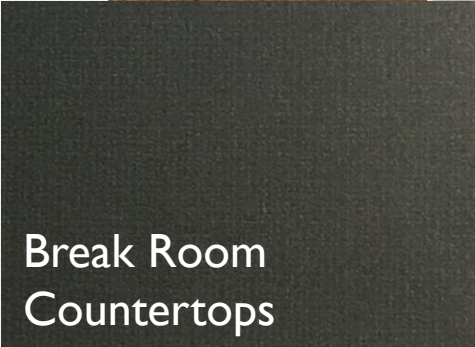
Break Room
Casework



Break Room
Accent Color




Restroom
Typical Wall Color



Break Room
Countertops



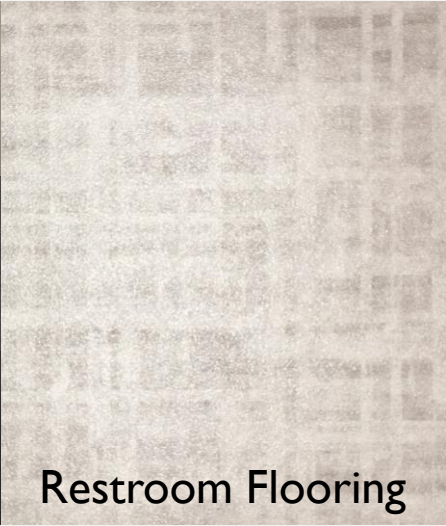
Break Room
Typical Wall Color



Break Room Flooring



Internal Restrooms
Tile Walls (Public TBD)



Restroom Flooring

TIMELINE

PROJECT BIDDING

- Oct. 18 – 90% Design
- Nov. 1 – Final Design
- Nov. 2 – Pre Bid Advertise
- Nov. 6 – Bid Materials Avail.
- Nov. 16 – Pre-Bid Meeting
- Dec. 5 – Bid Opening
- Dec. 18 – City Council Mtg.
- January – Notice to Proceed
Proposed

MOVE & CONSTRUCTION

- City Hall Clean Out Days
- Off Site Records Storage
- Moving Company Contract
- Continued Public Outreach
- Coordinate Move to Three Locations after Council Approval of a Construction Contract
- Construction proposed to begin early to mid January



PROJECT COORDINATION

The City Hall Remodel and Expansion will be coordinated with other local construction projects in Florence.

- ReVision Florence
 - Landscaping
 - Lighting
 - Walkways
 - Timing
- Central Lincoln PUD Remodel
 - Bidding Timing
 - CLPUD will go out to bid for with a similar bidding schedule.
 - We will have our mandatory pre bid meetings on the same day to hopefully attract more bidders.
 - The goal in coordinating is to attract construction firms who would be interested in both projects so that both entities would possibly recognize economies of scale.

BASE BID

- Remodel
 - Main Floor – Offices, Reception, Records, Restrooms, Conference Rooms, Break Room, Work Area
 - North Side Basement – Server Room, IT Office, Storage, Mechanical Room
- Expansion
 - Council Chambers Addition
 - Enlarged Conference and Entry Way
- Overarching Items
 - Upgraded Electrical Service, HVAC, Water Heaters, Asbestos Abatement, Security, Accessibility
 - Landscaping, Irrigation, Paving, Concrete, Other Site Work

ALTERNATE BIDS

BUILDING

- Replace Windows & Siding on East Side of Building
- Re-roof Existing Roof Sections

In lieu of planned significant repairs to the existing building over the next few years, we will gain efficiencies by doing these items as alternates with the project.

- Basement South Side – Offices

Currently, this space is manageable the way it is if necessary. Could be completed at a later date since it will be designed. It is desirable to remodel to complete the entire building at once.

SITE WORK

- Remove Guy Wire Pole Adjacent to East Side of Building
- Site Work on East Parking Lot – Replacement of Retaining Wall, Staircase, Ramp, and Walkway

The condition and impact of the site work and utilities on the back side of the building were unknown at time of original feasibility work. The retaining wall needs to be replaced in the next few years as it is at the end of its life.

The “ramp” is not to code for ADA and is proposed to be replaced with stairs that are safer, with the addition of a ramp connecting the upper parking lot with the deck off the balcony.

The guy wire utility pole on the east side of City Hall interferes with the proposed work. CLPUD is assisting with alternative solutions.

MANAGING COSTS

We know the importance of managing costs. As we have ground truthed the feasibility study and examined the infrastructure of the building, additional information has been provided on upgrades that are recommended.

- Off Season Construction Timing
- Moving Out of City Hall to Reduce Staging Costs and Construction Interference
- Bidding Alternate Items
- Realizing Landscaping and Sidewalk Cost Savings with ReVision Florence
- Coordinating Bidding with Central Lincoln PUD for Possible Economies of Scale

CONSTRUCTION ESTIMATES

Estimates Based on 90% Design

Estimated Cost per Square Foot

Remodel \$114

Addition \$271

Total Project \$187

Item	Estimate
Base Bid	
Sitework	\$ 213,000
Remodel	931,000
Addition	631,000
Contingency	178,000
<u>Development Costs</u>	<u>427,000</u>
Total Base Estimate	\$ 2,380,000
Alternate Bid Items	
Basement South Side	\$ 110,000
Remove Guy Wire	50,000
Re-Roof Existing	122,000
Replace Windows & Siding	64,000
<u>East Side Site Work</u>	<u>41,000</u>
Total Alternate Bids	\$ 387,000
Total All Items	\$2,768,000

* Development Costs include Furniture, Fixtures, Equipment, AV System, Landscape Design, Architect and Engineer Fees, Permits, Fees, and Inspections.

DEBT SERVICE ANALYSIS

- The City budgeted an estimated debt service cost per fiscal year based on assumptions at the time.

	Budget	Estimated	Estimated	Estimated
Principal	\$ 2,000,000	\$ 2,000,000	\$ 2,750,000	\$ 2,750,000
Interest rate	3.50%	3.75%	3.75%	3.75%
Term (years)	20	20	20	25
Annual debt service	\$ 141,000	\$ 144,000	\$ 198,000	\$ 171,000
Difference to budget		3,000	57,000	30,000