



Florence City Hall – Remodel and Addition
Schematic Design Presentation / Update

July 10, 2017



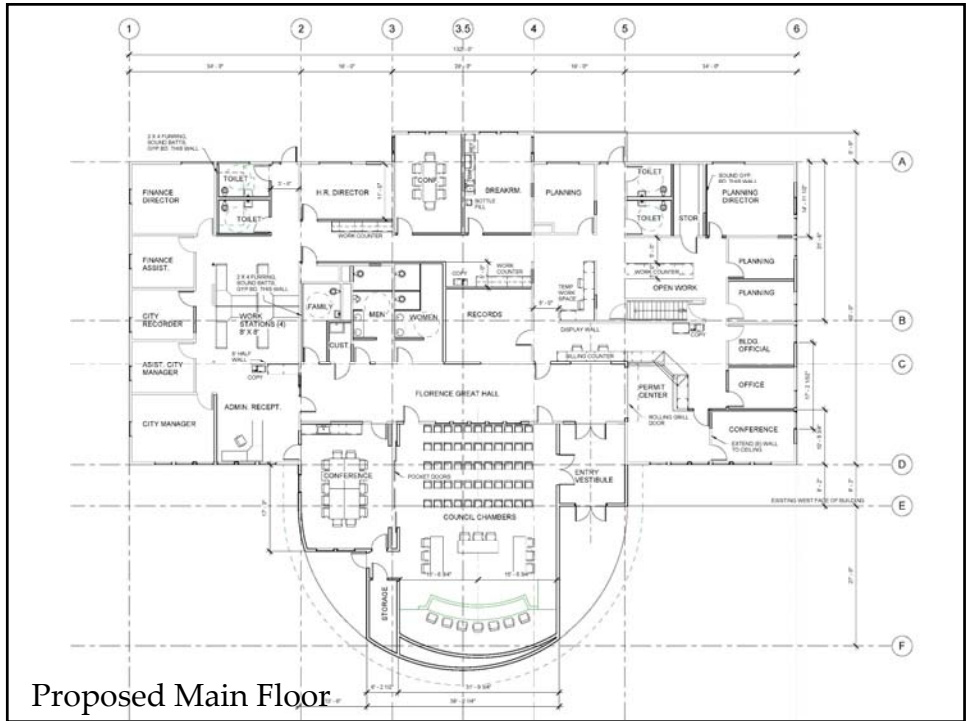
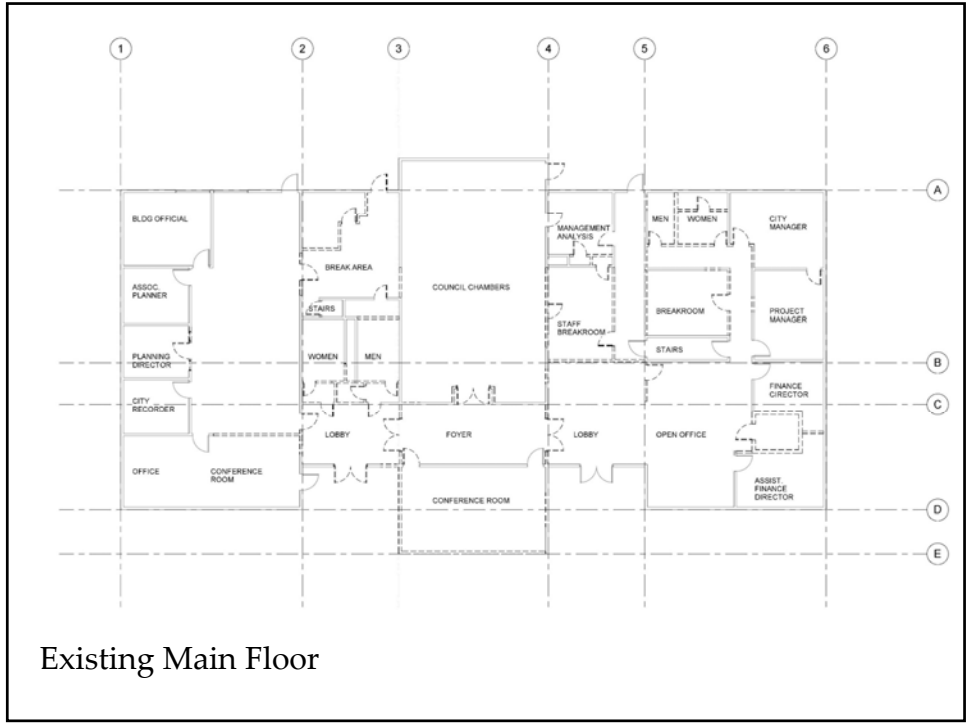
• **PROJECT UPDATE**

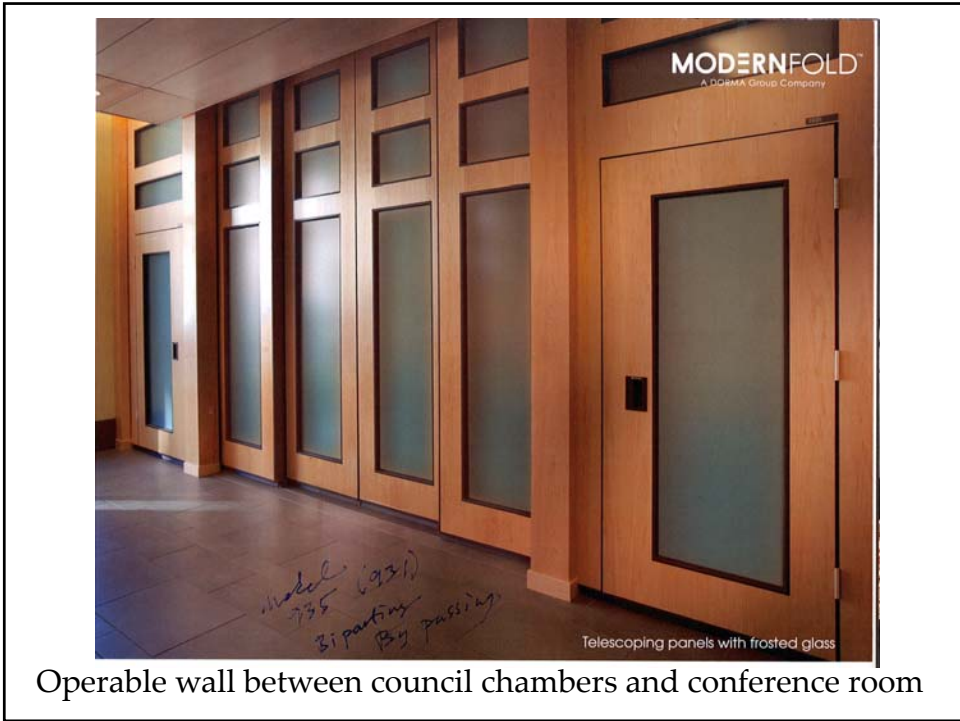
- Design Team:
 - HGE – Architectural, Civil Engineering, Landscape Design
 - MFIA – Mechanical/Plumbing Engineers
 - Double E Engineering - Electrical Engineers
- Contractor – To be determined

Timeline:

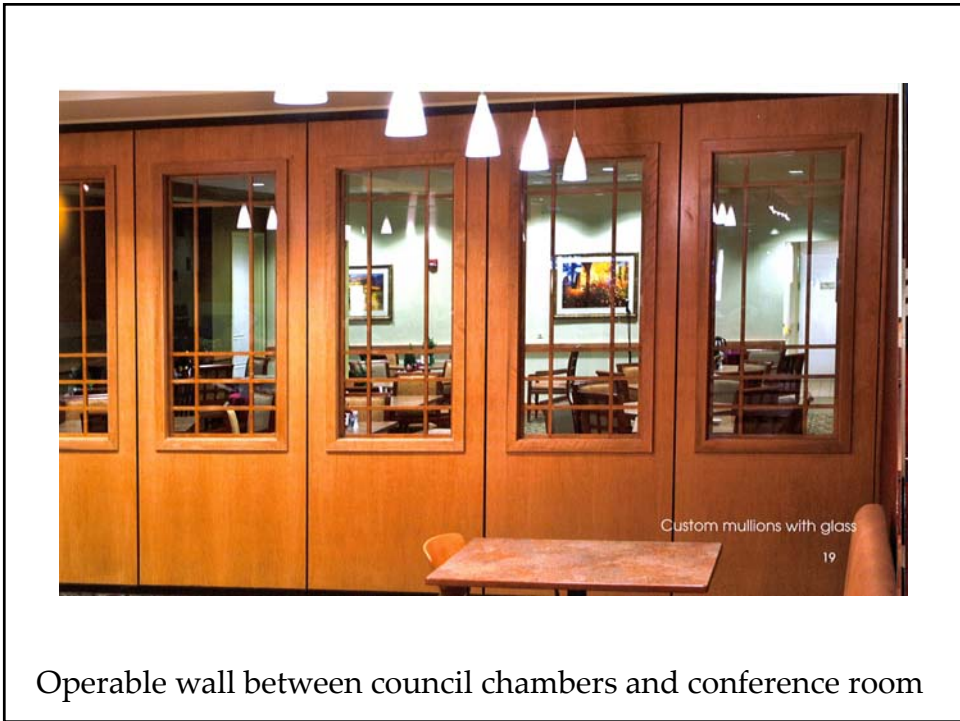
- Schematic Design – Complete, seek city approval to move to Design Development Phase, Planning Approval
- Submit to Florence Planning Department – 3 months concurrent with DD and Construction Document Phases
- Design Development – Complete end of August
- Construction Documents – 3 months, complete end of November
- Bidding, Contractor procurement (traditional bidding), and Permitting – December/January
- Construction commence – 9 months, February thru October 2018
- Move in – November 2018



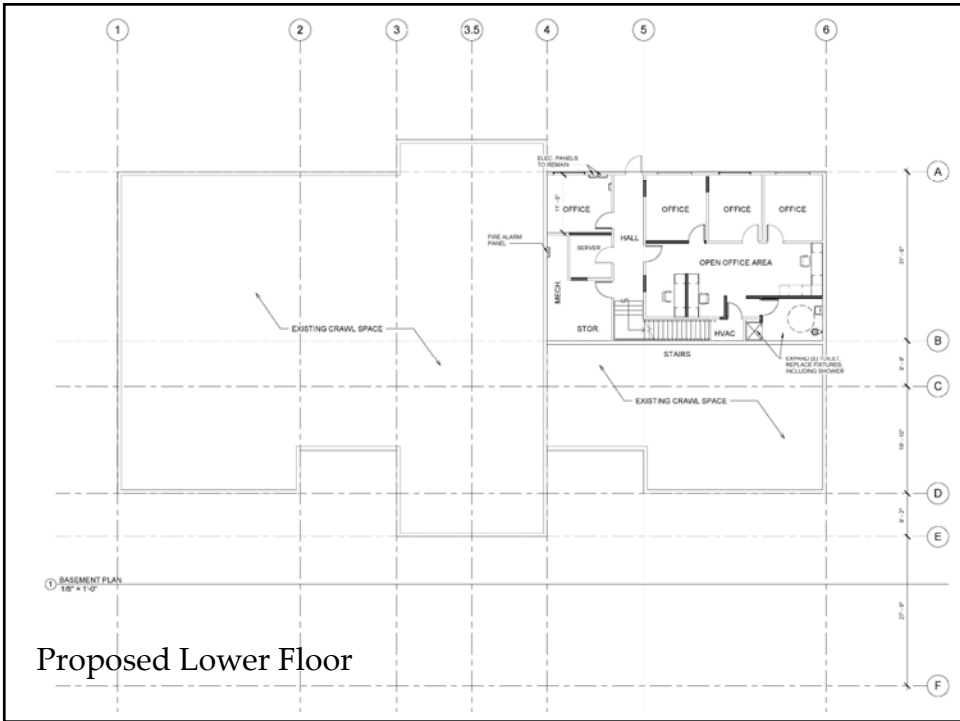
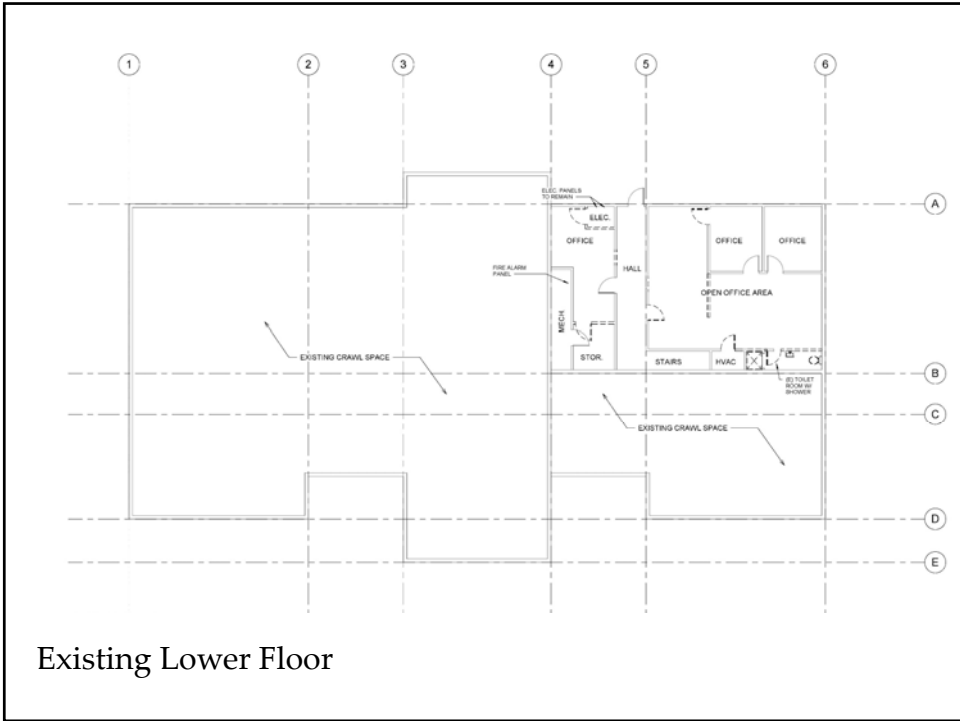


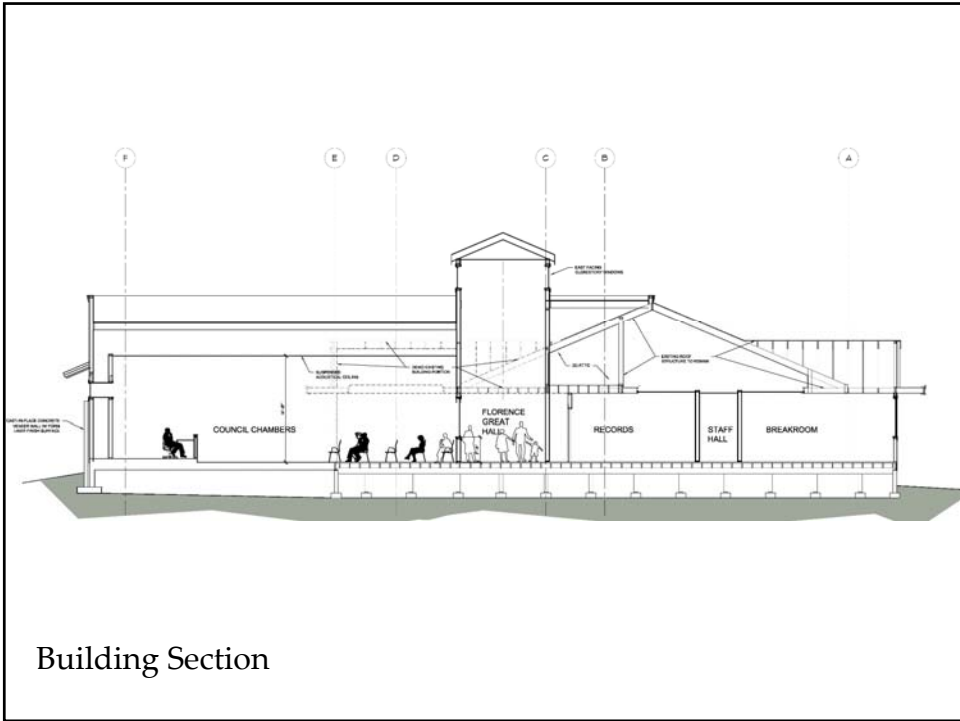


Operable wall between council chambers and conference room

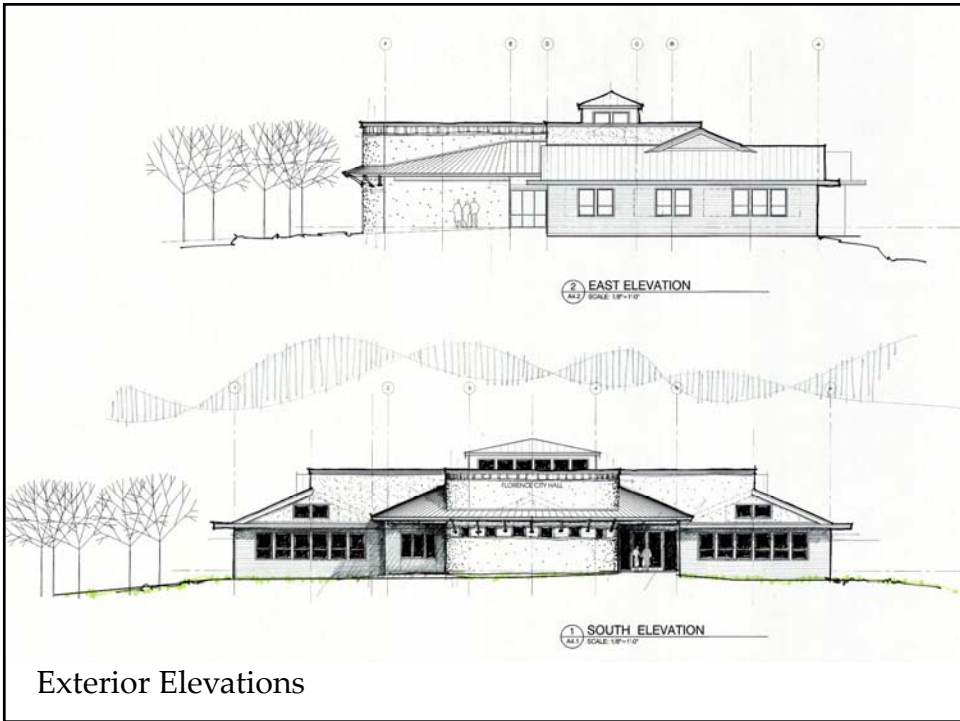


Operable wall between council chambers and conference room

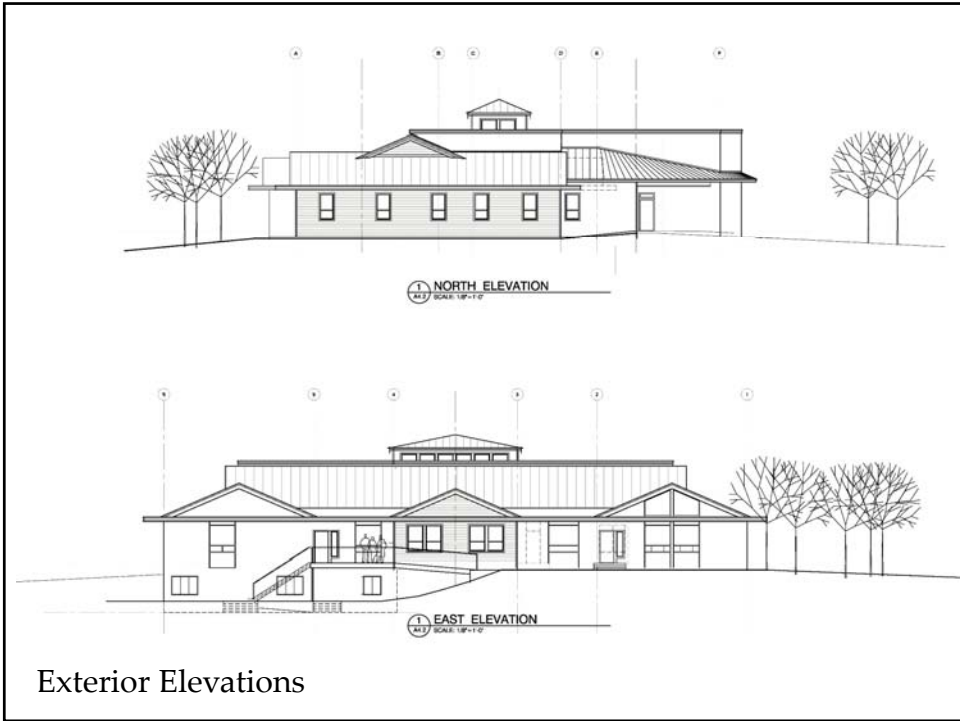




Building Section



Exterior Elevations





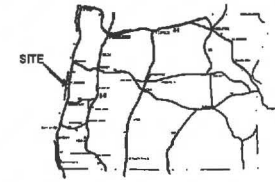


CONSTRUCTION COSTS					
Site Work					
Paving, walks, landscaping	allowance		=	\$	200,000
Building Area - Remodel Area					
Main Floor	8,032	sf	\$	110	= \$ 883,520
Lower Floor	561		\$	90	= \$ 50,490
Total Building Remodel	8,593	sf			
Less Replacement Bldg	(453)				
Total Remodel Area	8,140				
Building Area - Addition Area					
Addition	1,878	sf	\$	250	= \$ 469,500
Replacement Area	453	sf	\$	150	= \$ 67,950
Total Building Addition	2,331				
				\$	1,671,460
Total Project Area	10,471			\$	195 per sf total
Construction Contingency 10%					
				\$	167,146
				Construction Cost Subtotal	\$ 1,838,606
				\$	214 per sf total
DEVELOPMENT COSTS					
Furniture, Fixtures & Equipment	allowance	sf	\$	10	= \$ 104,710
AV system - Council Chambers	allowance	ea.	\$	75,000	= \$ 75,000
Architect/Engineer Fees	9.2%				= \$ 170,000
Permits, Fees, Inspection	1.5%				= \$ 27,579
				Development Cost Subtotal	\$ 377,289
					21%
TOTAL PROJECT COST ESTIMATE \$ 2,215,895					
				\$	258 per sf total

Schematic Design Cost Estimate



FLORENCE CITY HALL ADDITION & REMODEL



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PLANNERS



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ADDITION
HWY 101, FLORENCE, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

SCHEMATIC DESIGN

PROJECT NO: 16.58

DATE: MAY 2017

REVISIONS:

NO.	DATE	BY	REVISION

DRAWN BY:

SHEET NO.

G0.0

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TEAM

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FLORENCE, OR 97439

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CONTACT - JOSEPH A. BLACK, AIA
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OFFICE: 541-269-1166 EXT 273

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CONTACT: SCOTT MILLER

ELECTRICAL ENGINEER
DOUBLE "E" ENGINEERING
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MYRTLE POINT, OR 97458
PHONE: 541.284.0587
CONTACT: GREG PRIDE

ABBREVIATIONS

A.B. ALUMINUM	E.V.C. END OF VERTICAL CURVE	L. LENGTH OF CURVE	P.M. PANEL	VAR. VARIES
A.F.F. ABOVE FINISHED FLOOR	ENGR. ENGINEER	LAT. LATITUDE	PSI POUNDS PER SQUARE INCH	VERT. VERTICAL
ARCH. ARCHITECT	EX. EXISTING	L.P. LOW POINT	P.T. PRESSURE TREATED	W. WITH
B&B GALLED AND BURLAPPED	(E) EXISTING	LT. LEFT	R. RADIUS	W/O WITHOUT
B.C. BOTTOM OF CURB	EXT. EXTERIOR	LN. LINEAR	R.O.W. RIGHT OF WAY	W/WAL WOVEN WIRE MESH
B.M. BENCHMARK	END WALL	L.F. LINEAR FEET	RT. RIGHT	W/W. WATER VALVE
B.L.D.G. BUILDING	E.S. END SECTION	L.C. LANDSCAPE CONTRACTOR	REOD. REQUIRED	
B.S. BOTTOM OF SLOPE	F.F.E. FINISH FLOOR ELEVATION	L.A. LANDSCAPE ARCHITECT	REV. REVISION	
B.V.C. BEGINNING OF VERTICAL CURVE	F.G. FINISHED GRADE	M. METER	REINF. REINFORCING	
	F.N. FINISH	M.A. MAXIMUM	SAN. SANITARY	
B.W. BOTH WAYS	FL. FLOOR	M.H. MANHOLE	SECT. SECTION	
CAL. CALIPER	F.H. FIRE HYDRANT	M.F. MANUFACTURER	S.S. SHEET VINYL	
C.B. CATCH BASIN	FTG. FOOTING	M.N. MINIMUM	S.M. SIMILAR	
D.I. CAST IRON	FT. FOOT OR FEET	M.S. MISCELLANEOUS	SD. STORM DRAIN	
D.L. CIRCULAR	GA. GUAGE	M.O. MOMENT	SI. STORM INLET	
CL. CENTERLINE	GAL. GALVANIZED	N.I.C. NOT IN CONTRACT	SS. SANITARY SEWER	
C.O. CLEANOUT	G.C. GENERAL CONTRACTOR	N.T.S. NOT TO SCALE	SPEC. SPECIFICATIONS OR SPECIFIED	
CONC. CONCRETE	G.R. GRADE	NO. NUMBER	S.F. SQUARE FOOT	
CONT. CONTINUOUS	G.P.M. GALLONS PER MINUTE	NOM. NOMINAL DIMENSION	S.Y. SQUARE YARD	
CONTR. CONTRACTOR	G.V. GAS VALVE	O.C. ON CENTER	STA. STATION	
COR. CORNER	HB. HOSE BIB	O.F.C.I. OWNER FURNISHED, CONTRACTOR INSTALLED	STA. STATION	
C/S CROSS SLOPE	HW. HEAD WALL	O.F.O.I. OWNER FURNISHED, CONTRACTOR INSTALLED	T. TANGENT	
C.F. CUBIC FEET	H.P. HIGH POINT	O.I. OWNER INSTALLED	T.E. TAPERED END	
C.Y. CUBIC YARD	HT. HEIGHT	P.A. PLANTING AREA	T&G. TONGUE & GROOVE	
D. DEGREE OF CURVATURE	HT. HORIZONTAL	P.V.C. POLYVINYL CHLORIDE PIPE	T.W. TOP OF WALL	
D.M.H. DROP MANHOLE	HWY. HIGHWAY	P.C. POINT OF CURVATURE	T.S. TOP OF SLOPE	
D.F. DRINKING FOUNTAIN	HD. INSIDE DIAMETER	P.C.C. POINT OF COMPOUND	TYP. TOWNSHIP	
DM. DIMENSION	IN. INCH	P.C. CURVATURE	TYP. TYPICAL	
DN. DIAMETER	INT. INTERIOR	PL. PROPERTY LINE	UNO. UNLESS NOTED OTHERWISE	
DBL. DOUBLE	INT. INSET	PT. POINT OF TANGENT	U.S.G.S. U.S. GEOLOGICAL SURVEY	
DEMO. DEMOLISH / DEMOLITION	INT. ELEVATION	PL. PLYWOOD	V.C. VERTICAL CURVE	
EA. EACH				
EL. ELEVATION				

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RENDERINGS



ENTRY VIEW, FROM SW



AERIAL VIEW, FROM WEST

STRUCTURAL

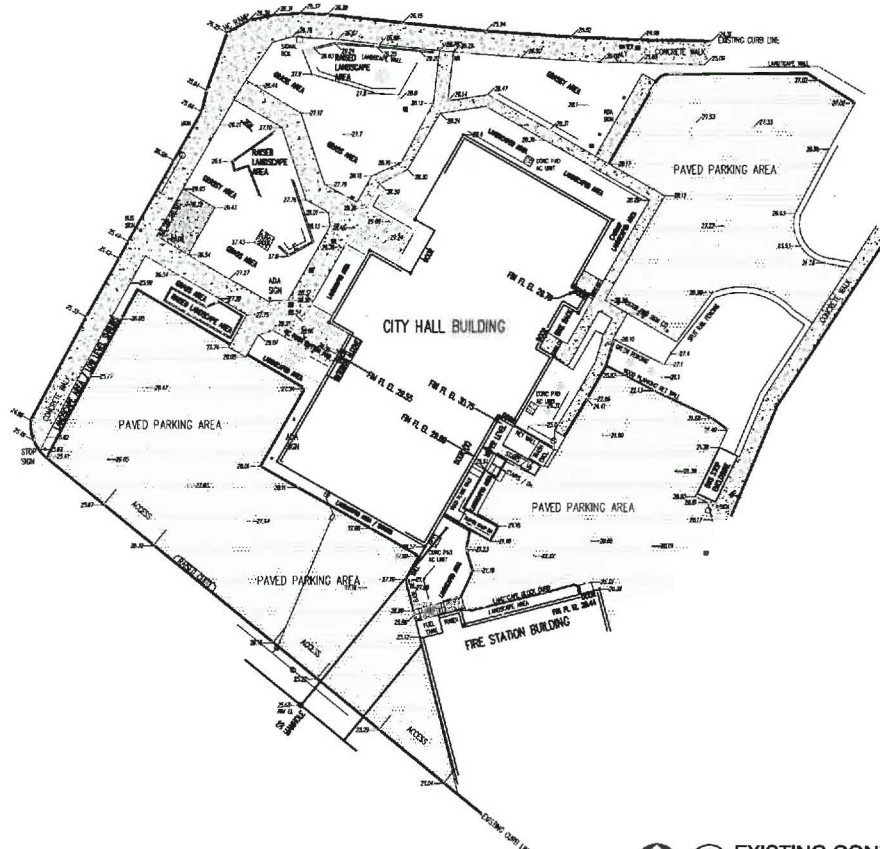
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S1.1
S2.0
S2.1
S2.1A
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S2.2A
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S4.1
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MECHANICAL / PLUMBING

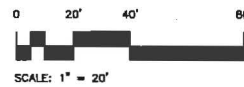
M2.1
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ELECTRICAL

E1
E2
E3
E4
E5
E6



1 EXISTING CONDITIONS PLAN
A1.0 SCALE 1" = 20'-0"



Distributed at
7.10.17 City
Council Meeting -
Presentation

LAND PARCEL INFO:

OWNER: CITY OF FLORENCE
TAX MAP: 18 12 34 11
TAX LOT: 4100
TA# 18123411
SITUS: 250 HWY 101 / 243 LAUREL ST.
PARCEL SIZE: 1.33 ACRES [APPROX]
ZONING: MAINSTREET AREA [A]

NOTES:

- 1.) ELEVATIONS SHOWN HAVE BEEN BASED ON USC&G BRASS DISC [TIDAL 2] RESET 1965, DATUM NAVD 1988.
- 2.) CONTOURS HAVE BEEN SHOWN AT A 1' VERTICAL INTERVAL.
- 3.) FLAGGED ELEVATIONS
- 4.) RAISED LANDSCAPED AREAS ARE WOOD PLANKING.
- 5.) RAISED BLOCK AREAS (FRONT) ARE DECORATIVE STONE IN CONCRETE.
- 6.) LANDSCAPE WALLS ARE STANDARD STAGGERED CONCRETE BLOCKS.
- 7.) ALL ELEVATIONS ALONG CURB LINES REFLECT FLOW LINE. TYPICAL CURB EXPOSURE IS 0.50' UNLESS NOTED OTHERWISE.

dodge surveying & planning		SYMBOL LEGEND	
	EXISTING SANITARY SEWER		EXISTING METER
	EXISTING WATER LINE		EXISTING WATER VALVE
	ROAD OF WAY		SPOT ELEVATION
	EXISTING GAS LINE		EXISTING FIRE HYDRANT W/ VALVE
	EXISTING RAISED TELEPHONE		COMBINATION AIR VALVE
	EXISTING BURIED ELECTRICAL		UTILITY/CABLE POLE W/ ANCHOR
	EASEMENT LINE		TELEPHONE PEDISTAL
	EXISTING SANITARY SEWER		POWER PEDISTAL
	DITCH FLOW LINE		ROAD SIGN
	FENCE LINE		PLAYGROUND
	TOP		LOCATED MONUMENT
	ICE		TREE
	AC PAVEMENT		CATCH BASIN

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FLORENCE CITY HALL REMODEL &
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HWY 101, FLORENCE, OREGON

PRELIMINARY
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CONSTRUCTION

SCHEMATIC DESIGN

PROJECT NO. 16-56

DATE: MAY 2017

REVISIONS:

DATE	BY

DRAWN BY:

SHEET NO.

A1.0

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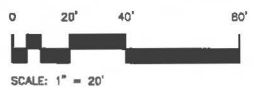
LAND PARCEL INFO:

OWNER: CITY OF FLORENCE
 TAX MAP: 10 12 34 11
 TAX AID: 400
 1/4" STREET
 SEWER: 228 HWY 100 / 243 LANDL ST.
 PARCEL SIZE: 1.33 ACRES (APPROX)
 ZONING: MANHATTAN AREA (M)

NOTES:

- 1) ELEVATIONS SHOWN HAVE BEEN BASED ON LEGEND BLACK BENCH (TYP. 1) RESET 1985, DATUM 1985 MAM.
- 2) CONTOURS HAVE BEEN SHOWN AT A 1' VERTICAL INTERVAL.
- 3) PLANNED ELEVATIONS
- 4) FINISH LANDSCAPED AREAS ARE WOOD PLUMBING.
- 5) FINISH BLACK AREAS (PLOTS) ARE DECORATIVE STONE OR CONCRETE.
- 6) LANDSCAPE WALLS ARE STAMPAH STANCHION CONCRETE BLOCKS.
- 7) ALL ELEVATIONS ALONG CURB LINES REFLECT FLOOR LINE. TYPICAL CURB EXPOSURE IS 0.57' UNLESS NOTED OTHERWISE.

1 PRELIMINARY SITE PLAN
 A1.1 SCALE 1"=20'-0"



NOTE: 100' BACK OF EXISTING BALK AT STREETS AS ANNUAL PROPERTY LINE. THE PROPERTY IS BARRICADED BY THE STREET RIGHTS OF WAY. NO EXITS PERMITTED TOWARD.

SYMBOL LEGEND			
—	EXISTING BARRIERY BESEK	○	EXISTING PETER
—	EXISTING WATERLINE	⊙	EXISTING WATER PETER
—	RIGHT-OF-WAY	⊕	EXISTING WATER VALVE
—	EXISTING GAS LINE	⊖	SPOT ELEVATION
—	EXISTING BURIED TELEPHONE	×	
—	EXISTING BURIED ELECTRICAL	⊙	EXISTING FIRE HYDRANT BY VALVE
—	EASEMENT LINE	⊙	COOPERATION AIR VALVE
—	EXISTING BARRIERY BESEK	⊙	UTILITY/POWER POLE BY ANCHOR
—	OTIS PULSE LINE	⊙	TELEPHONE PEDESTAL
—	EXISTING FIRE LINE	⊙	POWER PEDESTAL
—	PRICE LINE	⊙	ROAD SIGN
—	TOP	⊙	MARKER
—	TOE	⊙	LOCATED MONUMENT
—	AC PAVEMENT	⊙	TRIE
—		⊙	CATCH BASIN

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SCHEMATIC DESIGN

PROJECT NO.: 18.50

DATE: MAY 2017

REVISIONS:

NO.	BY

DRAWN BY:

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A1.1

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1 MAIN FLOOR DEMOLITION PLAN
1/8" = 1'-0"

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MAY 2017

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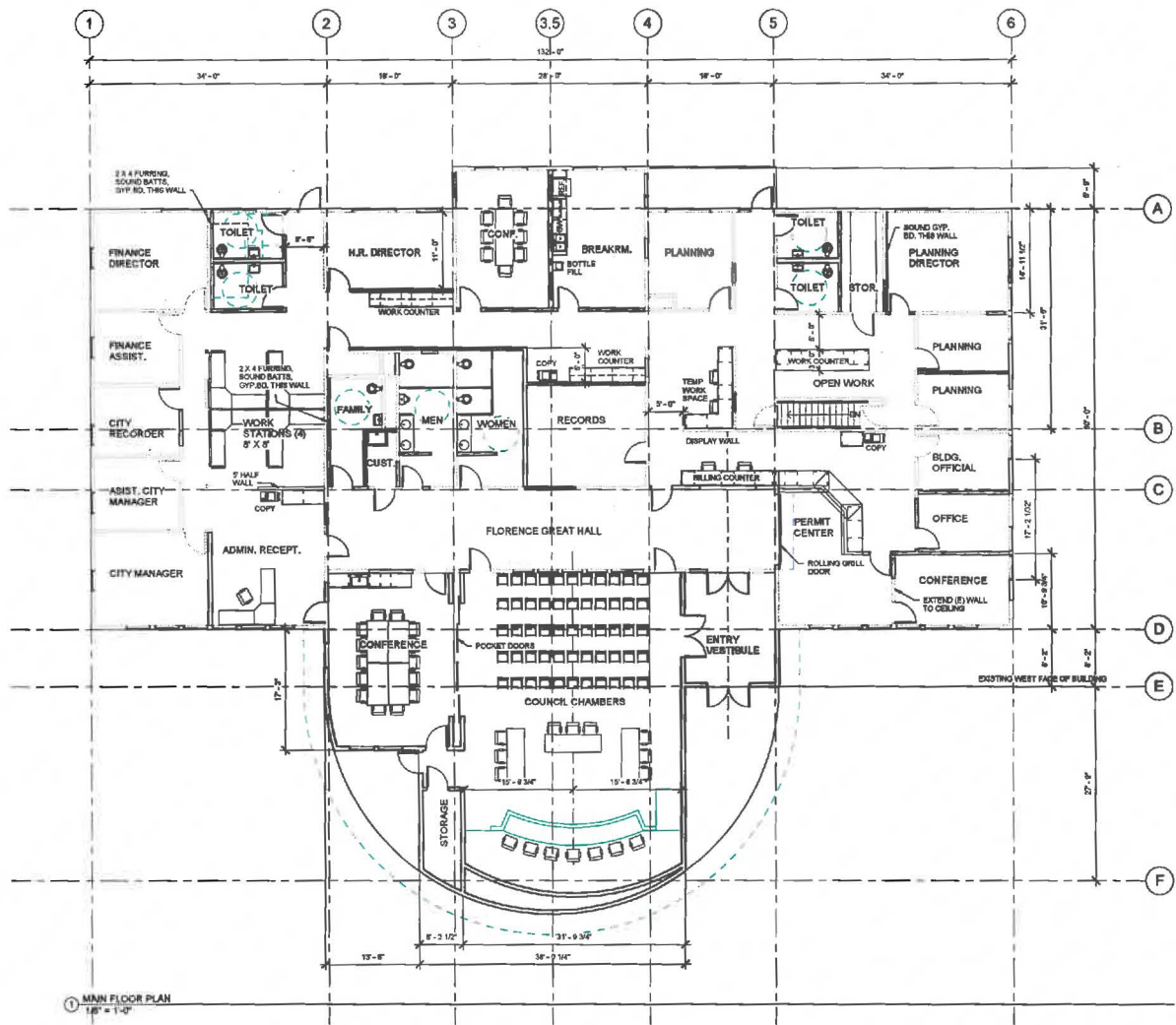
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	Author

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A2.1

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① MAIN FLOOR PLAN
1/8" = 1'-0"

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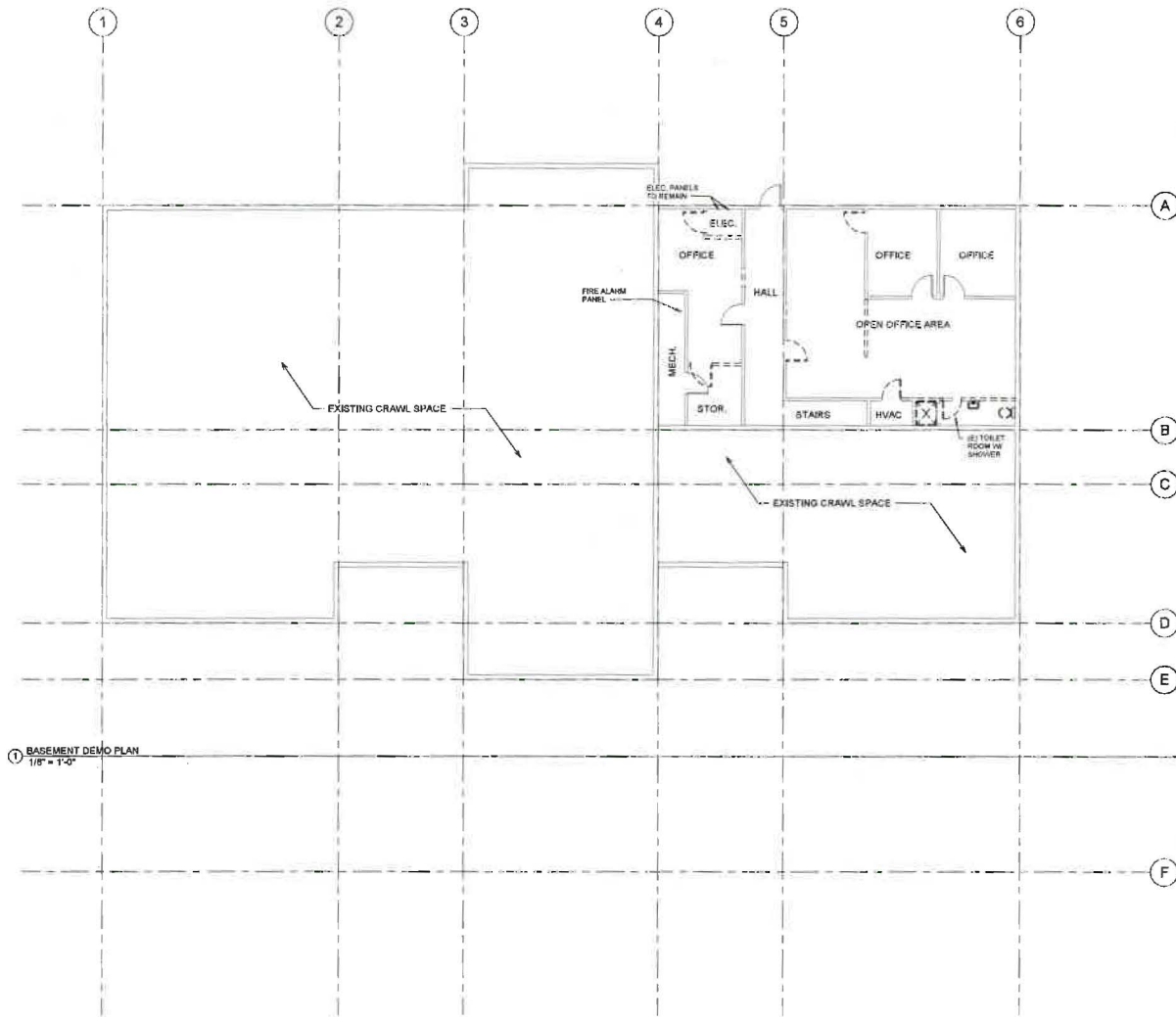
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A2.2

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1 BASEMENT DEMO PLAN
1/8" = 1'-0"

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FLORENCE CITY HALL REMODEL &
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SCHEMATIC DESIGN

PROJECT NO.: 1658

DATE: MAY 2017

REVISIONS:

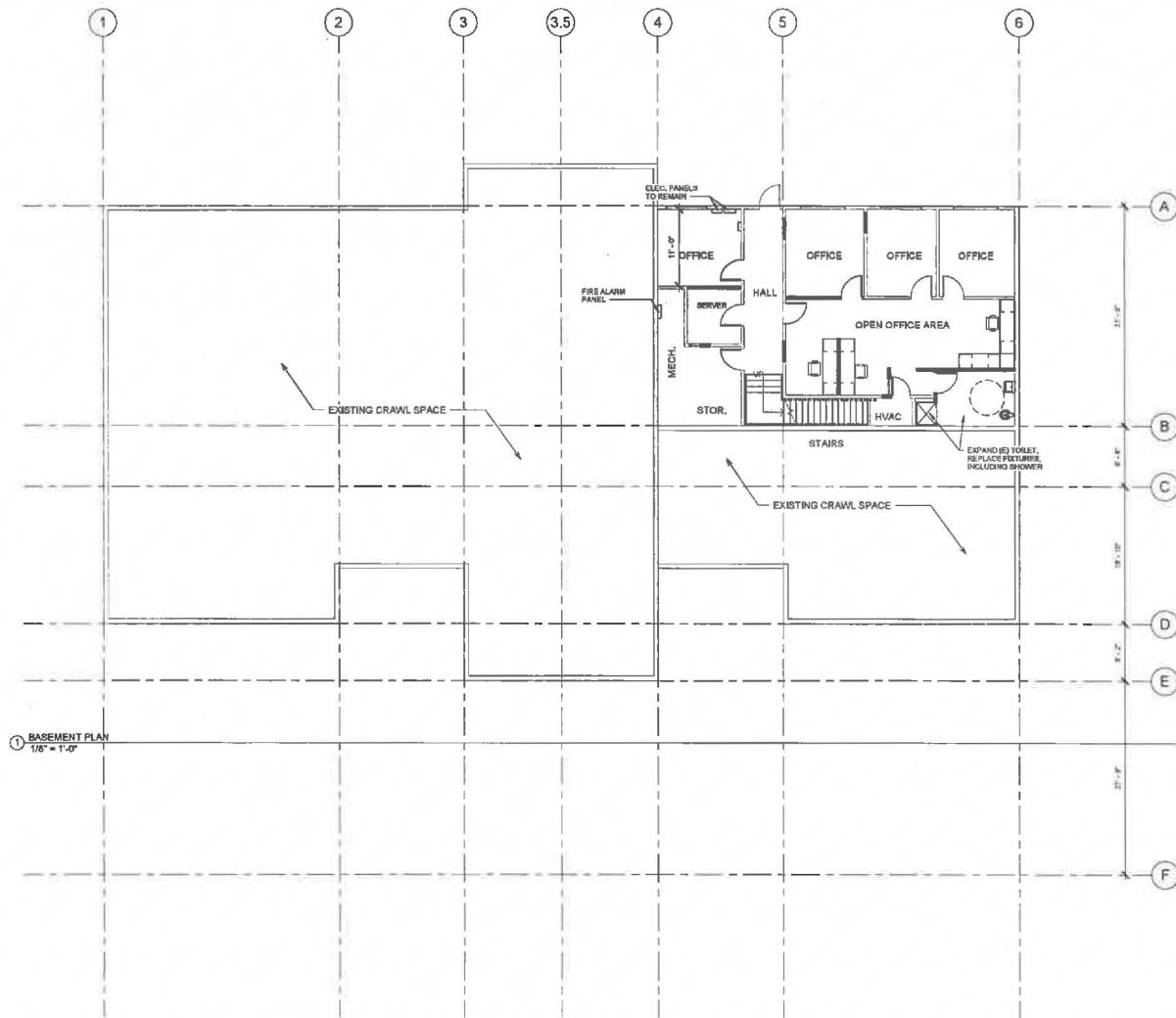
DATE	BY
	Auhw

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A2.3

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① BASEMENT PLAN
1/8" = 1'-0"

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FLORENCE CITY HALL REMODEL &
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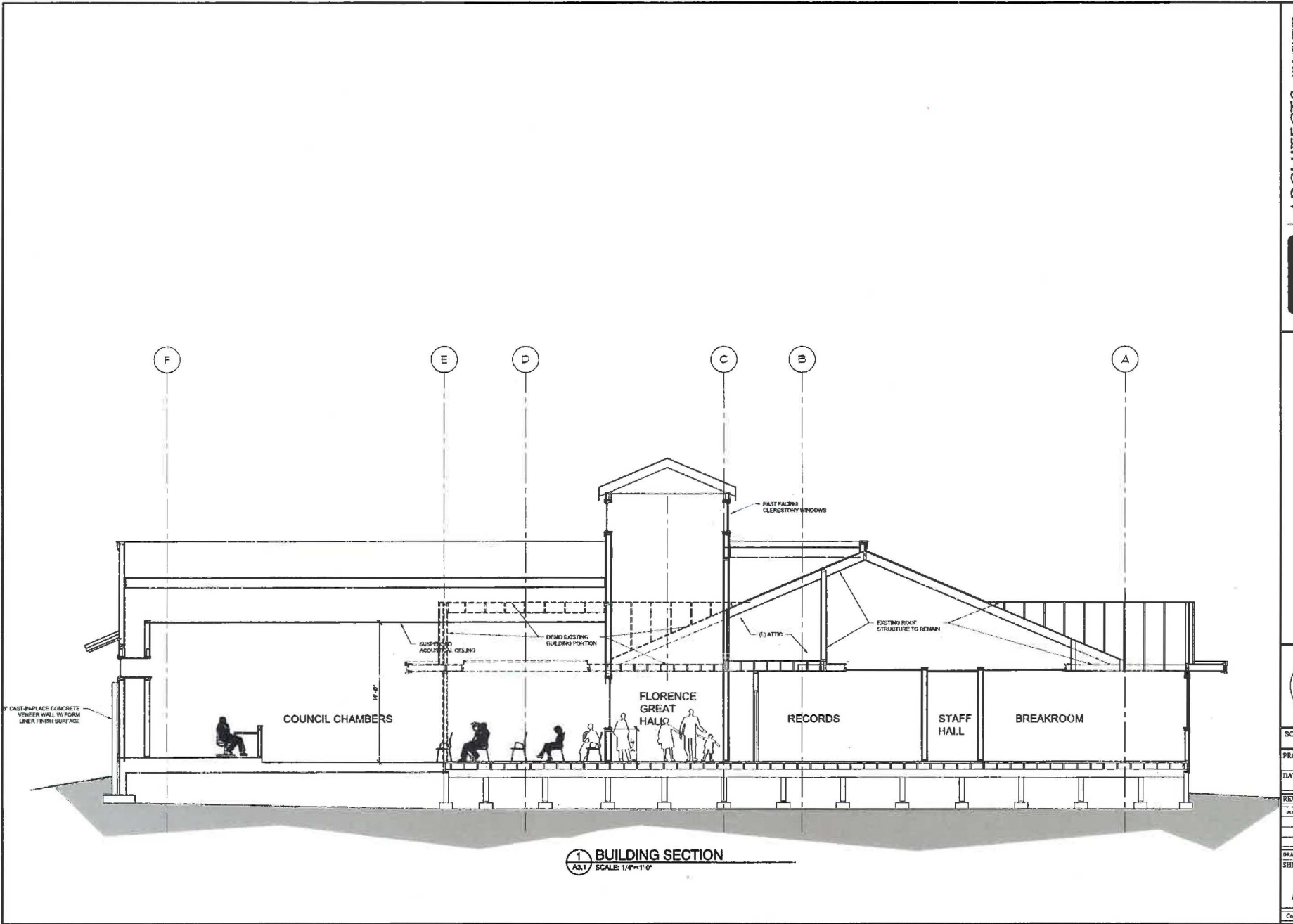
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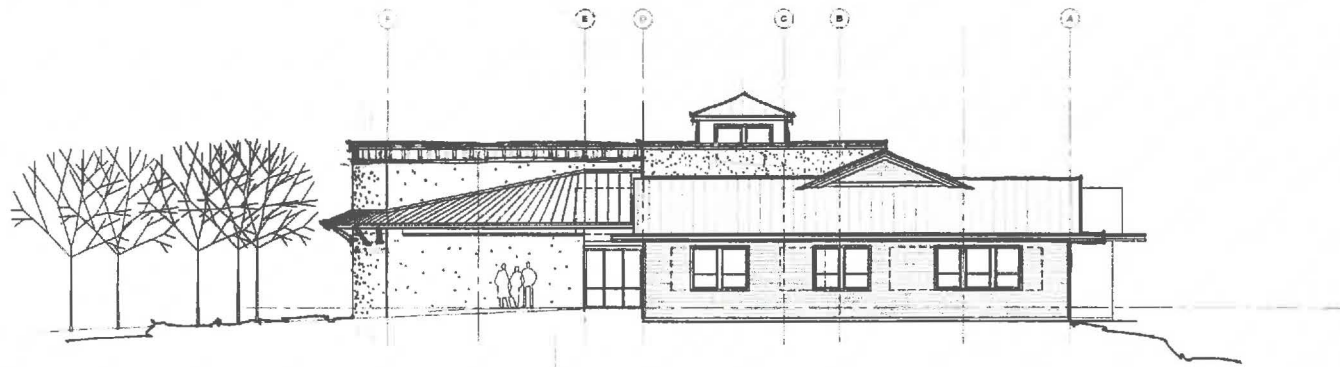
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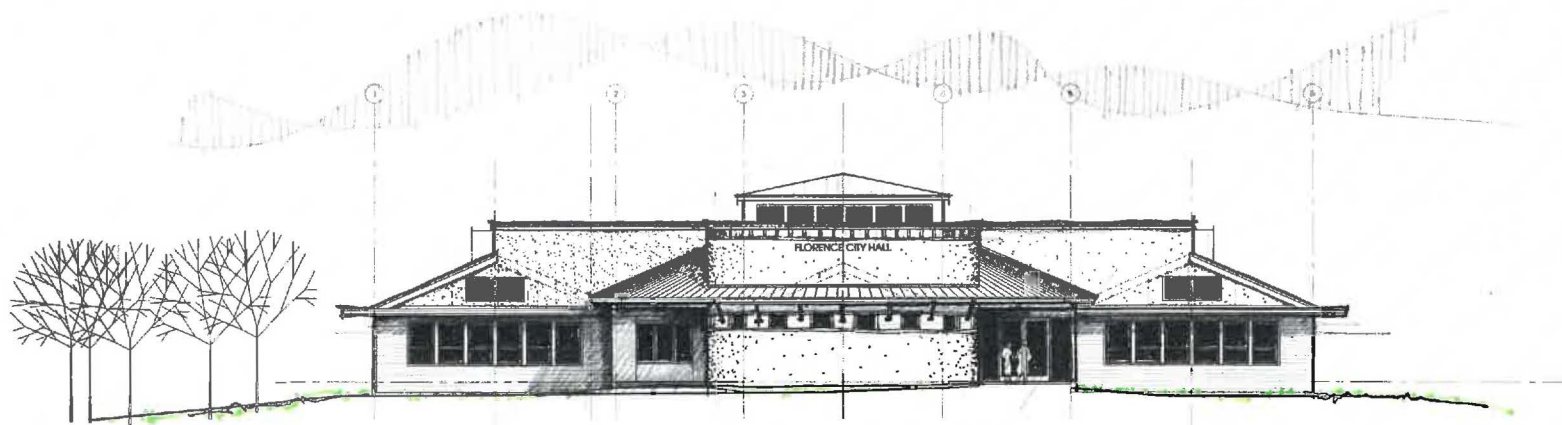
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1 BUILDING SECTION
 A3.1 SCALE: 1/4"=1'-0"



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



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

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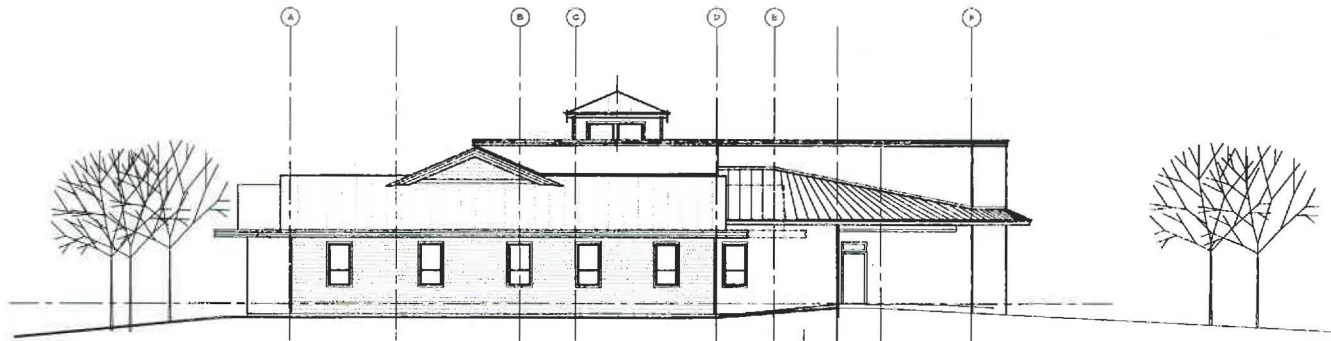
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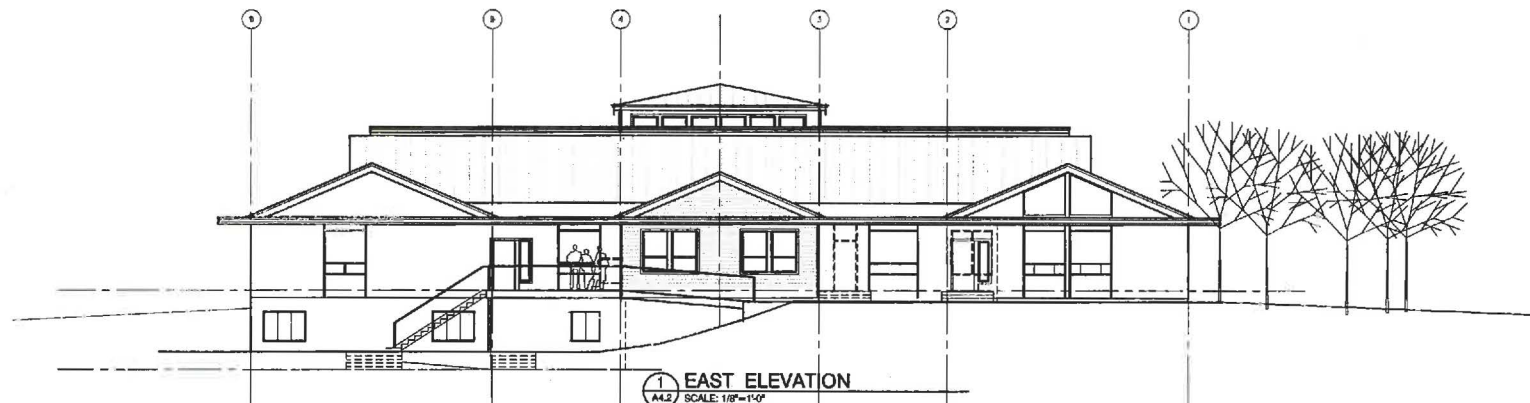
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A4.1

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



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

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Florence City Council

ReVision Florence Intergovernmental Agreements Overview

July 10, 2017

IGA #1: Local Agency Agreement for Multimodal Transportation Enhance Program

What it does?

- Outlines the working relationship between the FURA, the City, and ODOT for ReVision Florence.
- Outlines the parameters, dollar amounts, and ratios for the STIP Multimodal Transportation Enhancement Program funds.
 - Includes required federal language for STIP funding.
- Allows ODOT to officially acquire the project number for ReVision Florence.
- Outlines what improvements will be made during the project.
- Provides for how the improvements will be maintained into the future.

Who is doing what?

- ODOT (The majority of the work is within the ODOT right of way and requires their oversight.)
 - ODOT will review the design produced by FURA and consultant.
 - ODOT will manage the construction phase based on FURA design.
 - STIP Funding will be managed by ODOT.
- FURA
 - FURA is responsible for the design of the project, including right of way.
 - The overall funding of the project remains FURA's responsibility. This includes:
 - Funding the design, including review from ODOT.
 - Funding some additional work from Murraysmith during construction.
 - Finalizing the funding package.
 - Acquiring funding from partner agencies to contribute towards the project.
- City
 - The City applied for the original STIP funding, therefore they are the official recipient of the funding. The match still comes from FURA.
 - Ongoing maintenance of the streetscape improvements, i.e. landscaping, street lights, minor repairs to sidewalks, and ensuring compliance with access to ADA elements.
 - This has been discussed throughout the project and is included in the City budget.

What are the next steps?

- The FURA Board has authorized the City Manager to sign the contract on their behalf.
- The City Council will consider authorizing the City Manager to sign the contract for the City.
- ODOT will need to amend the STIP through the Oregon Transportation Commission (OTC) to include current estimates and project costs.
 - Update current estimate of \$7.4 million and add the \$1.8 million ODOT reimbursement.
 - Once the OTC approves the amended STIP, we will develop an amendment to this IGA to include the current project costs and funding sources.

IGA #2: Intergovernmental Agreement for Right of Way Services

What it does?

- Outlines the process for right of way services within the ODOT right of way.
- Neither FURA, nor the City of Florence are certified as an independent administrator of federal aid projects and right of way services.
 - FURA has contracted with a certified consultant.
 - ODOT is ultimately responsible for the right of way administration in their right of way.
 - Establishes ODOT oversight to the process.
- A signed agreement allows the right of way process to move to the next step.

Who is doing what?

- ODOT
 - Oversight and review of the right of way process
- FURA
 - Performing right of way services.
 - Funding the right of way services and easement acquisition.
 - Acquiring easements needed for ReVision Florence.
- City
 - With the City as the third party, some of the easement acquisition process will be conducted by the City Council, but funded through FURA.

What are the next steps?

- The FURA Board has authorized the City Manager to sign the contract on their behalf.
- The City Council will consider authorizing the City Manager to sign the contract for the City.

City Council Action

Staff requests the following:

- Authorize the City Manager Erin Reynolds to sign the Local Agency Agreement Multimodal Transportation Enhance Program and the Intergovernmental Agreement for Right of Way Services with ODOT on behalf of the City.