

A scenic view of a coastline with a stone wall in the foreground, yellow wildflowers, and a semi-transparent text overlay.

MANZANITA CITY HALL | Underhill Plaza | Existing Conditions Summary



Future Home | Manzanita City Hall | 45 degrees 43' 13.89" N. Latitude, 123 degrees 55' 50.36" W. Longitude

“A picture is worth a thousand words”

is an English language adage meaning that complex and sometimes multiple ideas can be conveyed by a single still image, which conveys its meaning or essence more effectively than a mere verbal expression.*

* Wikipedia



View looking north from Manzanita Avenue



View looking east from Division Street



View looking south from Fir Street

“The devil is in the details”

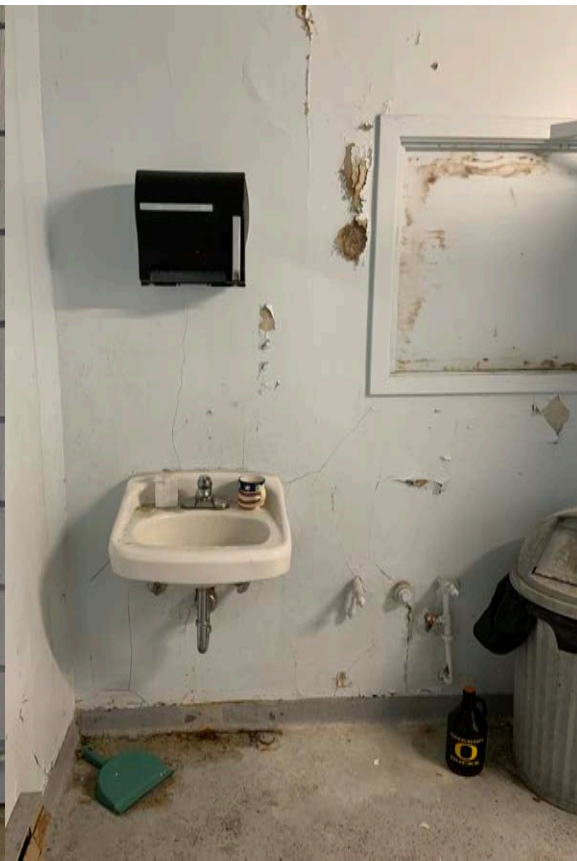
Something might seem simple at first look but will take more time and effort to complete then expected.*

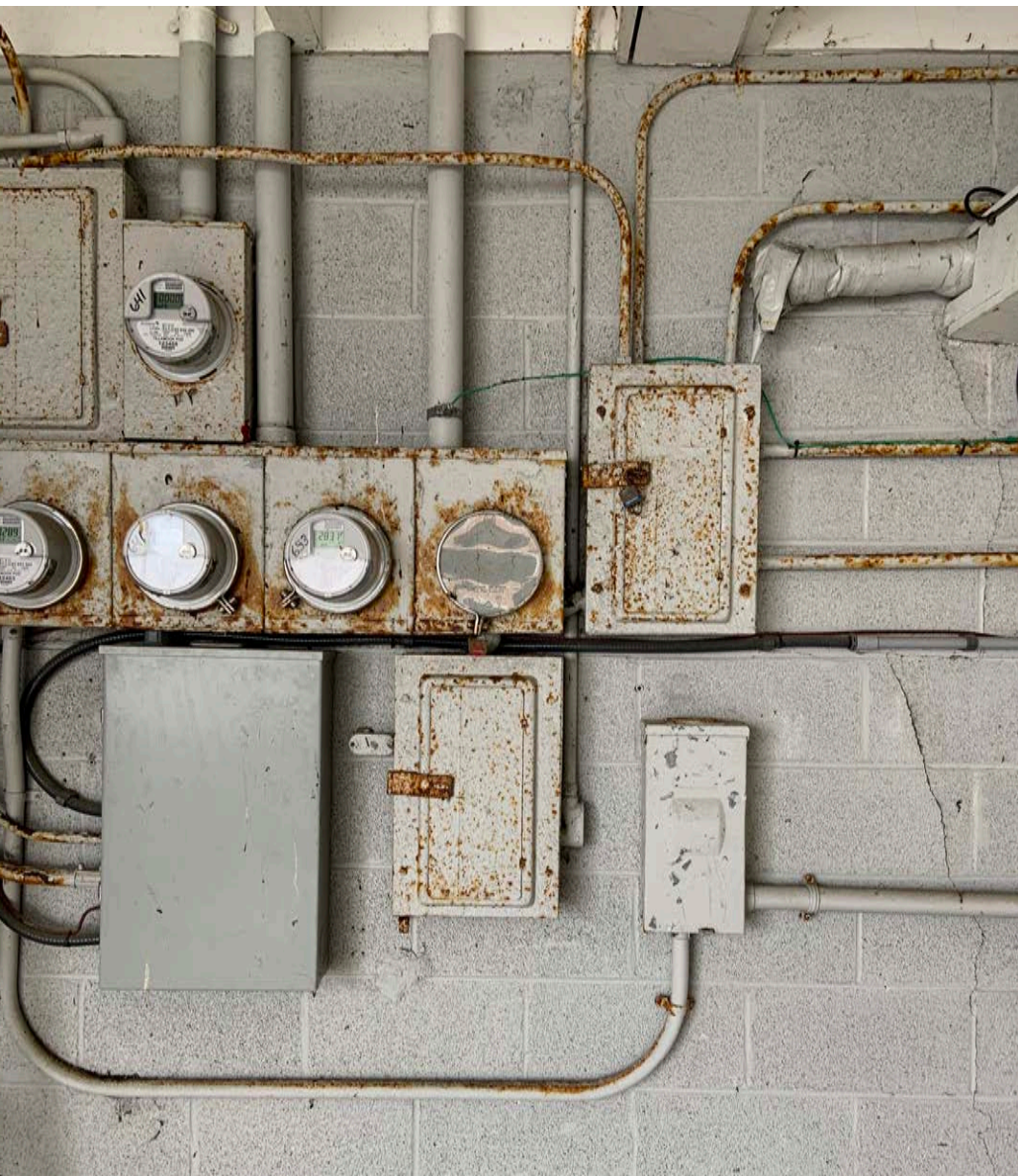
* Wikipedia













DUE DILIGENCE | FILTERS

- Criteria for evaluating Underhill Plaza including remodel and new-build opportunities:
 - architectural significance
 - historical significance
 - existing conditions analysis
 - Manzanita Listens
 - Manzanita Council Values
 - program and space requirements
 - budget objectives
 - ROI analysis
- Tools, processes and resources:
 - professional 3rd party research, input and reports
 - WRK Engineers
 - SOJ

EXISTING CONDITIONS | CONCERNS

- Underhill Plaza is beyond reasonable repairs due to:
 - construction quality and original detailing
 - age of building; 72 years and counting
 - deferred maintenance
 - coastal environment
- Extensive dry-rot throughout the exterior envelope including siding and windows
- Antiquated mechanical, electrical and plumbing systems require complete replacement
- Life | Fire | Safety systems are nearly non-existent
- Partially failing foundation including settlement
- Roof condition including degradation, settlement and water ponding
- Under-engineered seismic systems and related detailing
- Non-compliant code conditions including occupancy, egress, ingress and ADA
- Multiple short-term band-aid additions and fixes have contributed to improper installations and further building degradation



To Remodel. Or to Build New.

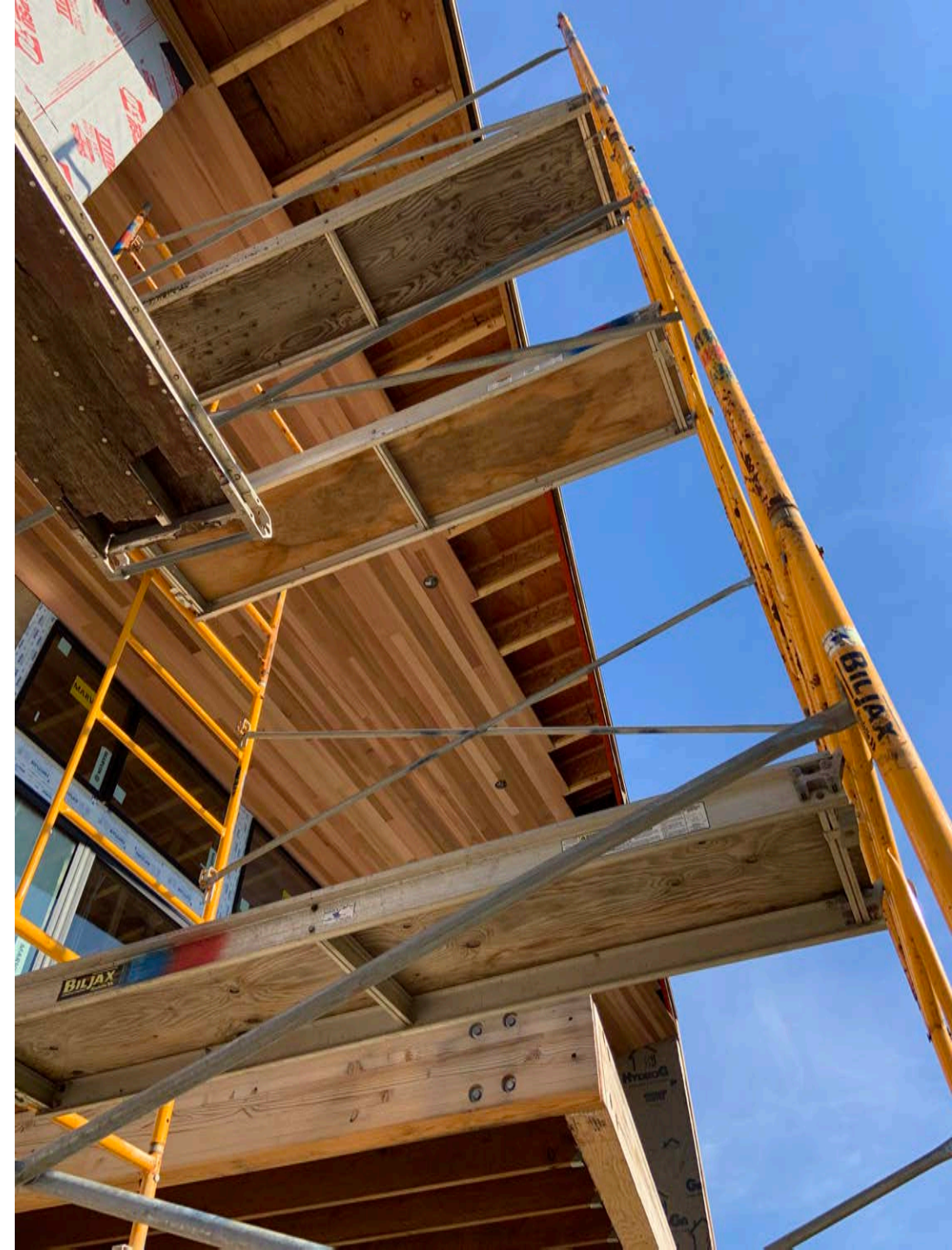
It's the classic question that owners, developers, city planners, architects and builders have spiritedly debated throughout history.

There are good arguments for preservation. And there may be valid reasons for complete tear-downs. There are hybrid approaches as well. But no "one size, fits all" answer.

Spirited Opinions. Informed Facts.

Why not just remodel Underhill Plaza and convert to the new Manzanita City Hall? It is a fair question; here's why:

- Existing conditions and professional assessment have indicated a severely compromised building
- A remodel would result in a barely standing skeleton post demolition. Extensive selective demolition can be more expensive than complete demolition; requires more time and safety precautions
- Extreme risk with unforeseen conditions often times result in cost change orders from the architect and contractor
- The existing floor plates and footprint are compromised; not consistent with the program and space requirements
- To meet baseline community goals, current code requirements, address design efficiencies and new systems integration, a remodel may very well result in equal to and in some instances, higher costs including compromised outcomes



REMODEL

SUMMARY

Benefits are limited:

- Re-using existing (but limited) materials
- First woman architect in Oregon
- It's a remnant of Manzanita history

The challenges are significant:

- Professional assessments have indicated a severely compromised building including foundation, walls structural and MEP systems
- A remodel would result in barely-standing shell of a building, post demolition. Selective demo can be more expensive than complete demo
- Unforeseen conditions typically result in higher costs and increased time
- Adapting to the existing architecture may result in compromised interior space solutions
- Architecturally, it's a severely compromised building with no details to leverage, design qualities to build from or be informed by. It's restricting.
- Valuable resources are focused on the past vs. the future

SUMMARY

Benefits are significant:

- Less risky than a remodel
- ROI is higher; budget is not being utilized to address and undo significant existing problems
- Spatially optimized floor plans
- Tailored to the site and future flexibility
- Complete control of the architecture and design
- Increased efficiency potential for MEP systems
- Resources are focused on the present and future; not addressing past conditions
- Re-use and re-purpose existing wood materials where possible; divert from landfill

The challenges are less than a remodel:

- Unforeseen conditions are minimized
- Costs and schedule are more predictable
- Manzanita Listen's feedback and goals are maximized

NEW CONSTRUCTION

Conclusion

Based on expert opinion, facts and logic, Manzanita City Council is prepared to move forward with a new building for City Hall. It's the right thing to do for a number of reasons, all of which have been previously presented, addressed and documented. This is also consistent with the City of Manzanita, Resolution 20-21, passed on August 20, 2020.

Building new, we will assure a City Hall that delivers on the following values and goals:

- Maximum value and return on investment including durable, adaptable, functional and efficient
- Manzanita-centric including matching the unique culture and norms of the community
- An environmentally sustainable building

Together, we will build a new City Hall that:

- Creates an inspiring, safe and healthy workplace for staff and community members alike
- Provides for user-friendly and efficient customer service
- Embraces and integrates technology and innovation, balanced with practicality and budget

It's worth noting

A rendering was presented by a group of Manzanita citizens, depicting what a potential remodel for the existing Underhill Plaza could look like.

A narrative was authored indicating that the existing building could be remodeled for significantly less cost than that of a new building, including preserving the existing wood framing. **This is misleading.** The rendering preserves the existing forms and placement. But the rendering also illustrates a completely new exterior envelope, (which would be necessary, including a completely new interiors).

The **framing lumber that could be re-used** – which is cited as a benefit - **will be limited**. Exterior siding, windows and doors, structural components and MEP systems need replacing. The existing interior conditions require complete demolition. The cost to selectively remove and address the existing conditions including rot and decay, concrete settlement and underground utilities, is significant.

Additional narratives have also been authored, using McMenamin Brothers renovations and the recently completed Sweet Home City Hall remodel as examples of what's possible. **These are not comparable.** For Sweet Home, the scope of work was generally limited to the interior. The building is 30 years newer without decades of neglect. It was a tenant improvement project requiring minor changes, (excluding non-construction upgrades).

A successful project for Sweet Home, but not a fair comparable to Underhill Plaza including existing conditions and Manzanita objectives.



“We shape our buildings; thereafter they shape us”

Winston Churchill