Manzanita City Hall

COVE BUILT

KLOSH GROUP

bearing

Project Milestones by Phase

PHASE I

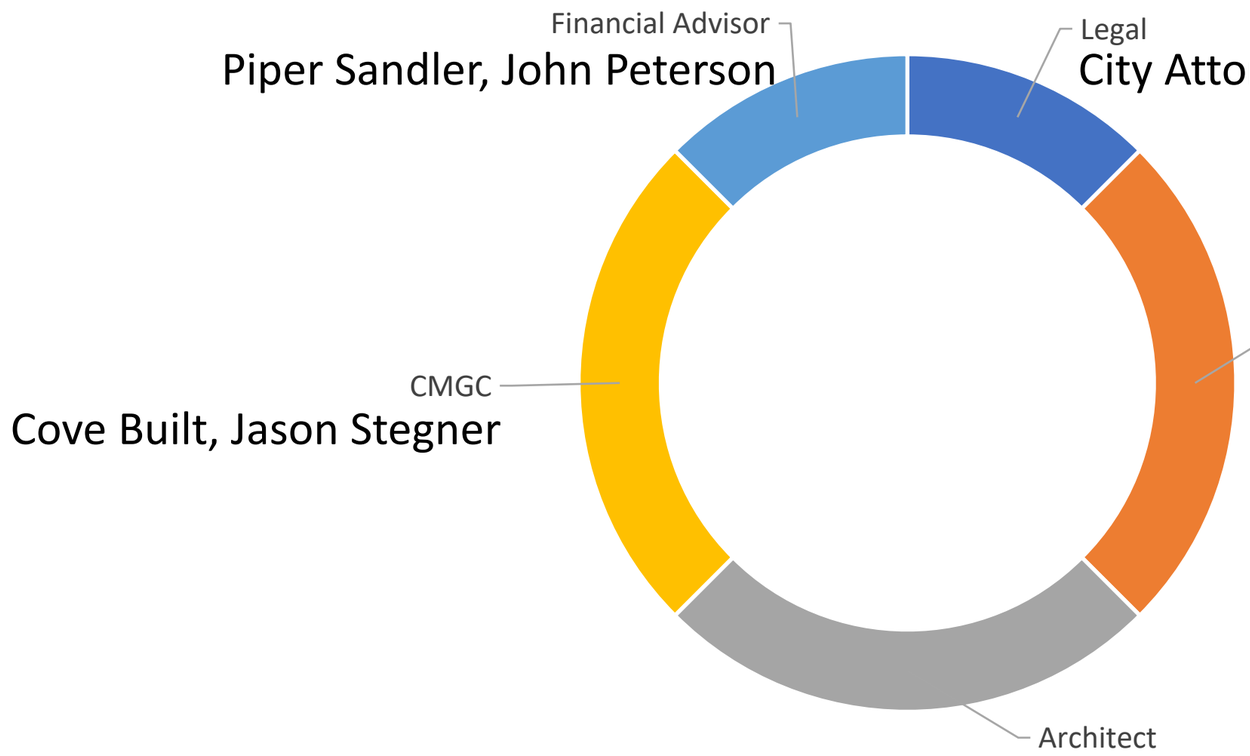
- Building the team
- Site work
- Sell Old City Hall
- Schematic Design (SD)
- Overall Financial strategy

PHASE II

- Design Development (DD)
- Construction Documents (CD)
- Construction Contract (GMP)
- Construction

	ACTION	OUTCOME
Build the team	Hire Owners Representative Hire Project Architect Hire CMGC	Team is set for advancing the project through design and construction.
Site Work	Additional Testing Remediation	Environmental remediation is complete, and site is development ready.
Sell old City Hall	Appraisal Public Hearing Sell Property	Property is sold funds are set aside into the City Hall Fund.
Schematic Design	Community Engagement Evaluate background information Additional due diligence Preliminary building concepts Select preferred option	A building designed with input from the community that is cost effective, and delivers on project goals.
Financial Strategy	Identify sources and uses Develop financial strategy and plan	Funding is secured.

Project Team



Manzanita City Hall Milestone Schedule

Tasks	2022												2023												2024											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Team Procurement																																				
A/E Selected																																				
Contractor Selected																																				
Phase 1 Programming & Funding																																				
Phase 2 Design & Construction																																				
Move In and Go Live																																				

Manzanita City Hall Milestone Schedule

Tasks	2022												2023												2024												2025
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
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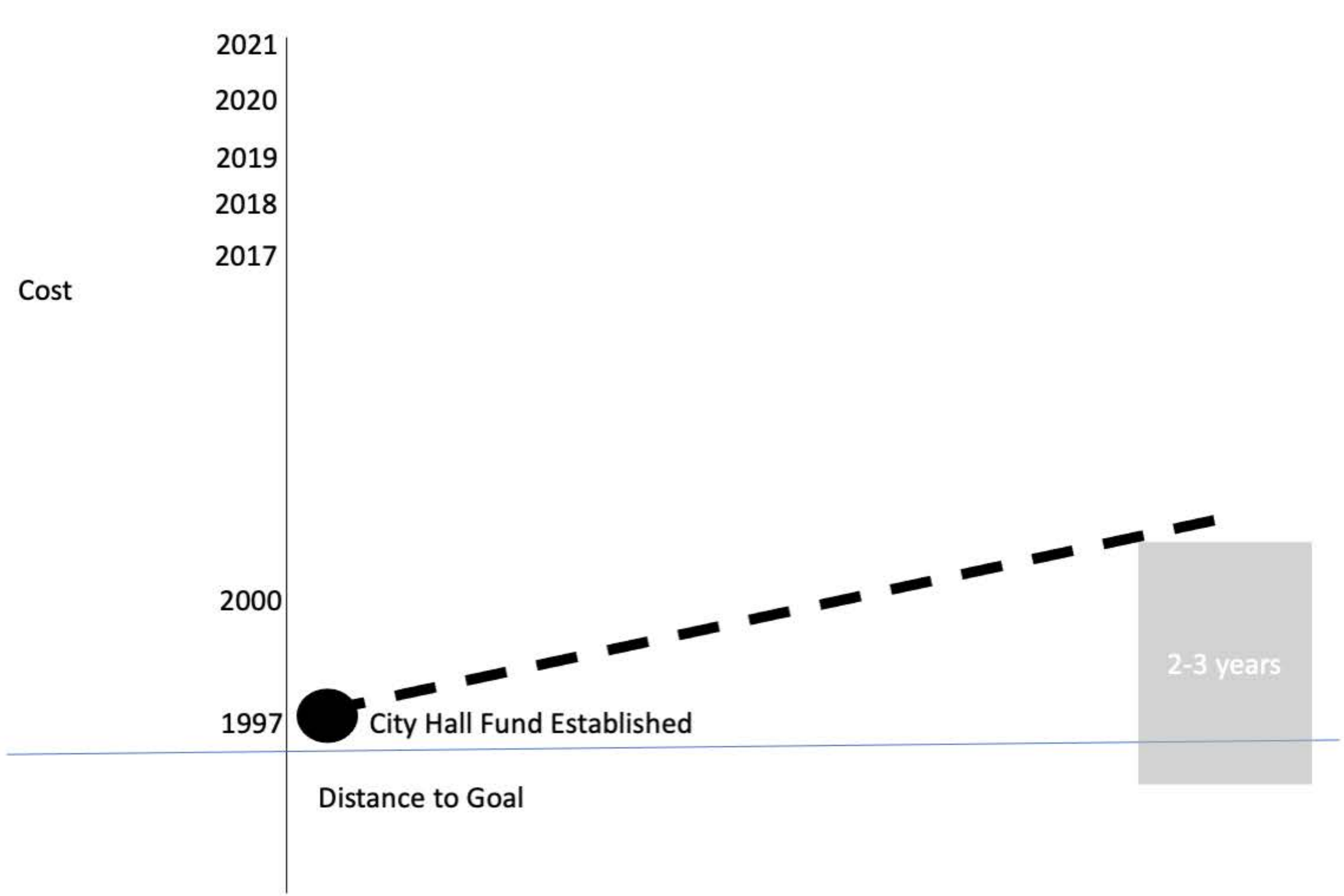
2021
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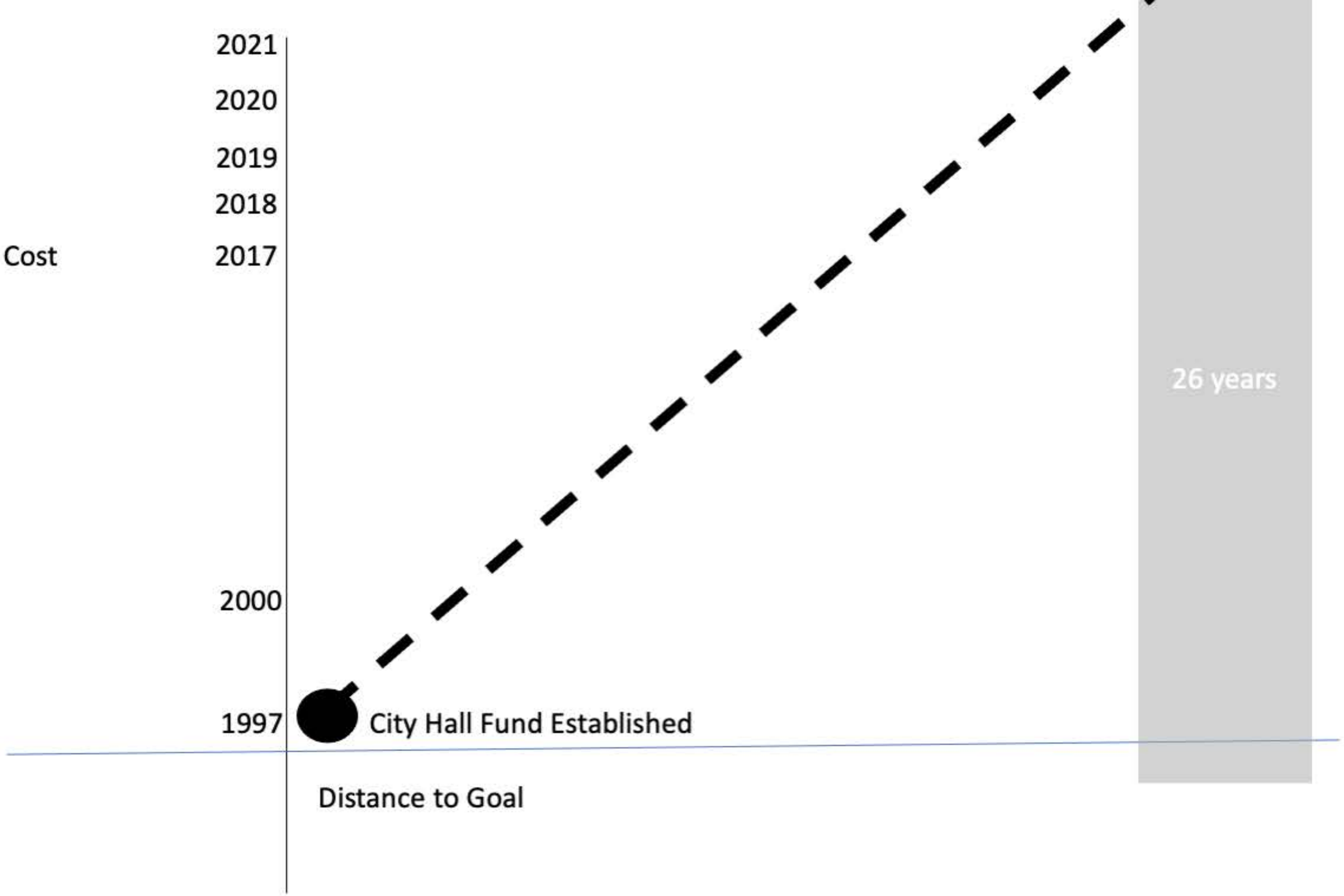
Cost
2000
1997
City Hall Fund Established
Distance to Goal
2-3 years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Cost
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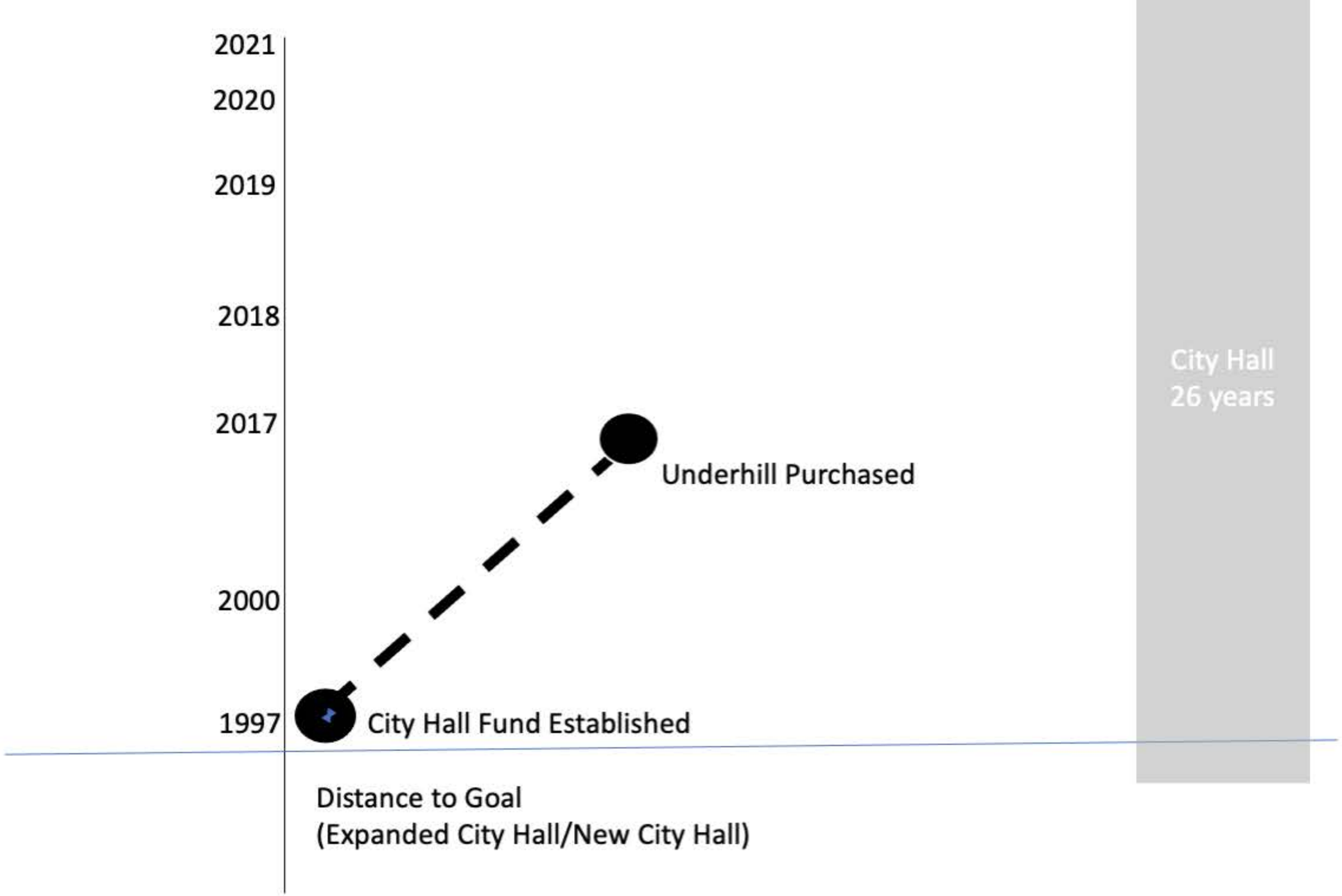
City Hall Fund Established
Distance to Goal
26 years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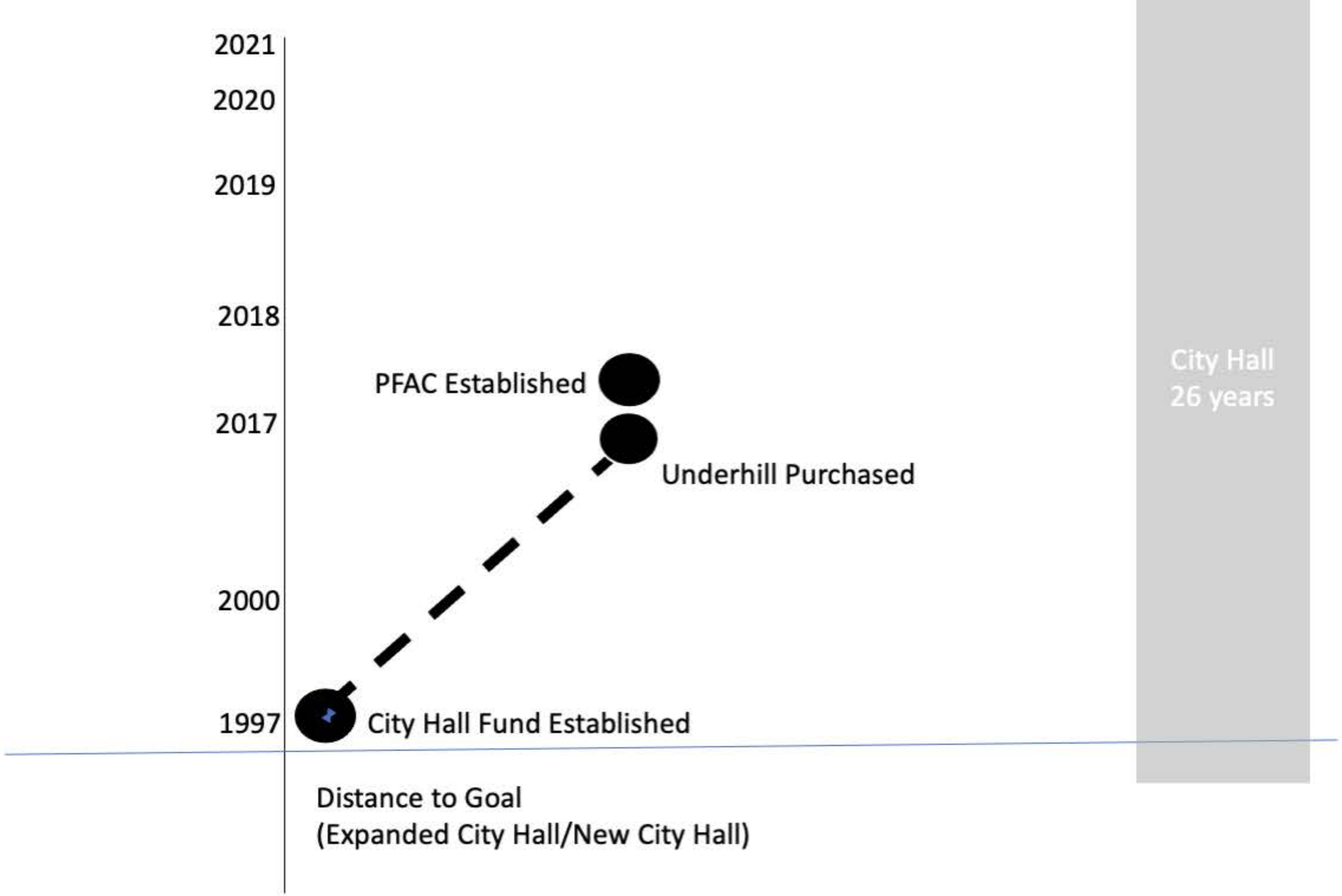
Underhill Purchased
City Hall Fund Established
City Hall
26 years
Distance to Goal
(Expanded City Hall/New City Hall)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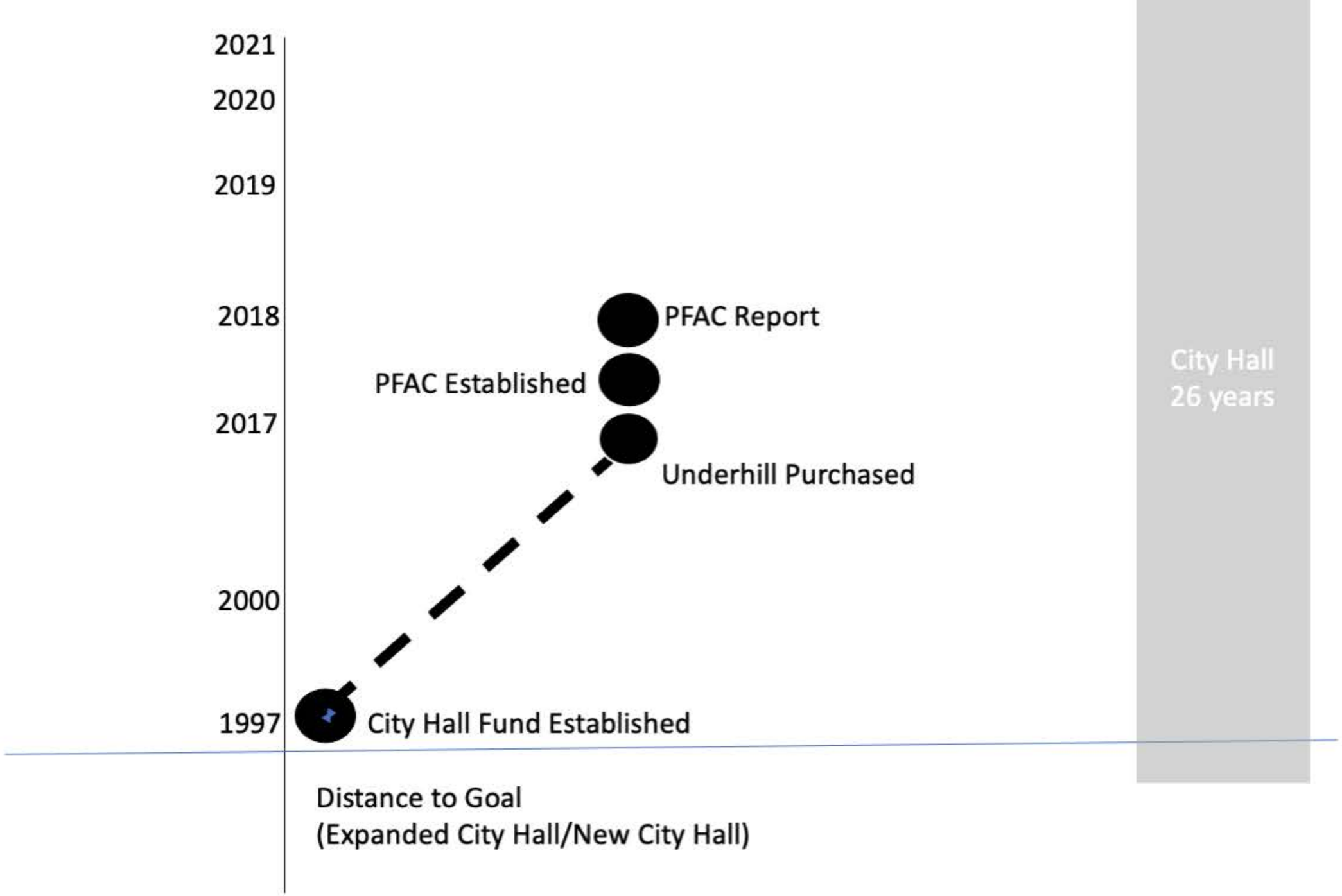
PFAC Established
Underhill Purchased
City Hall Fund Established
City Hall
26 years
Distance to Goal
(Expanded City Hall/New City Hall)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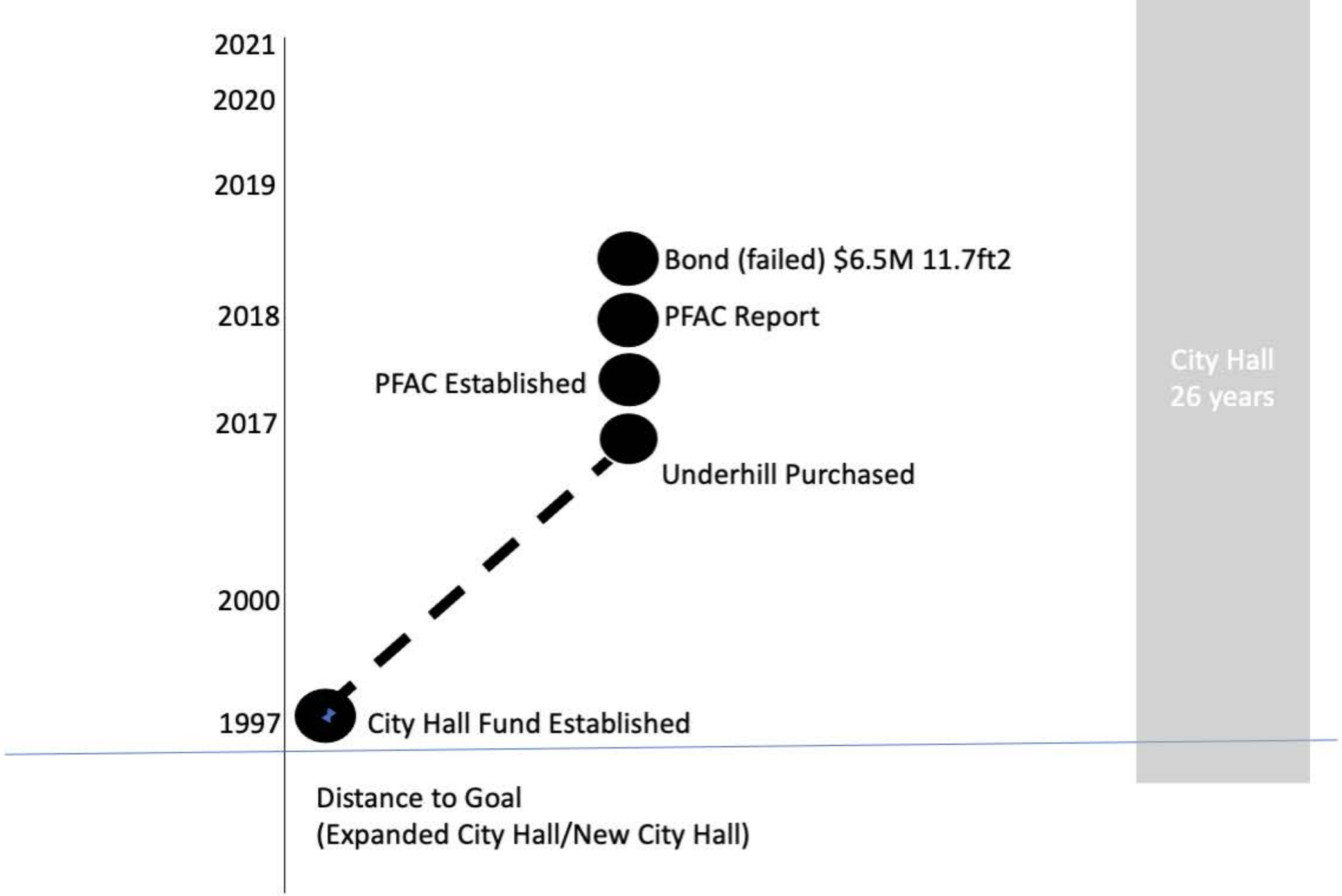
PFAC Report
PFAC Established
Underhill Purchased
City Hall Fund Established
City Hall
26 years
Distance to Goal
(Expanded City Hall/New City Hall)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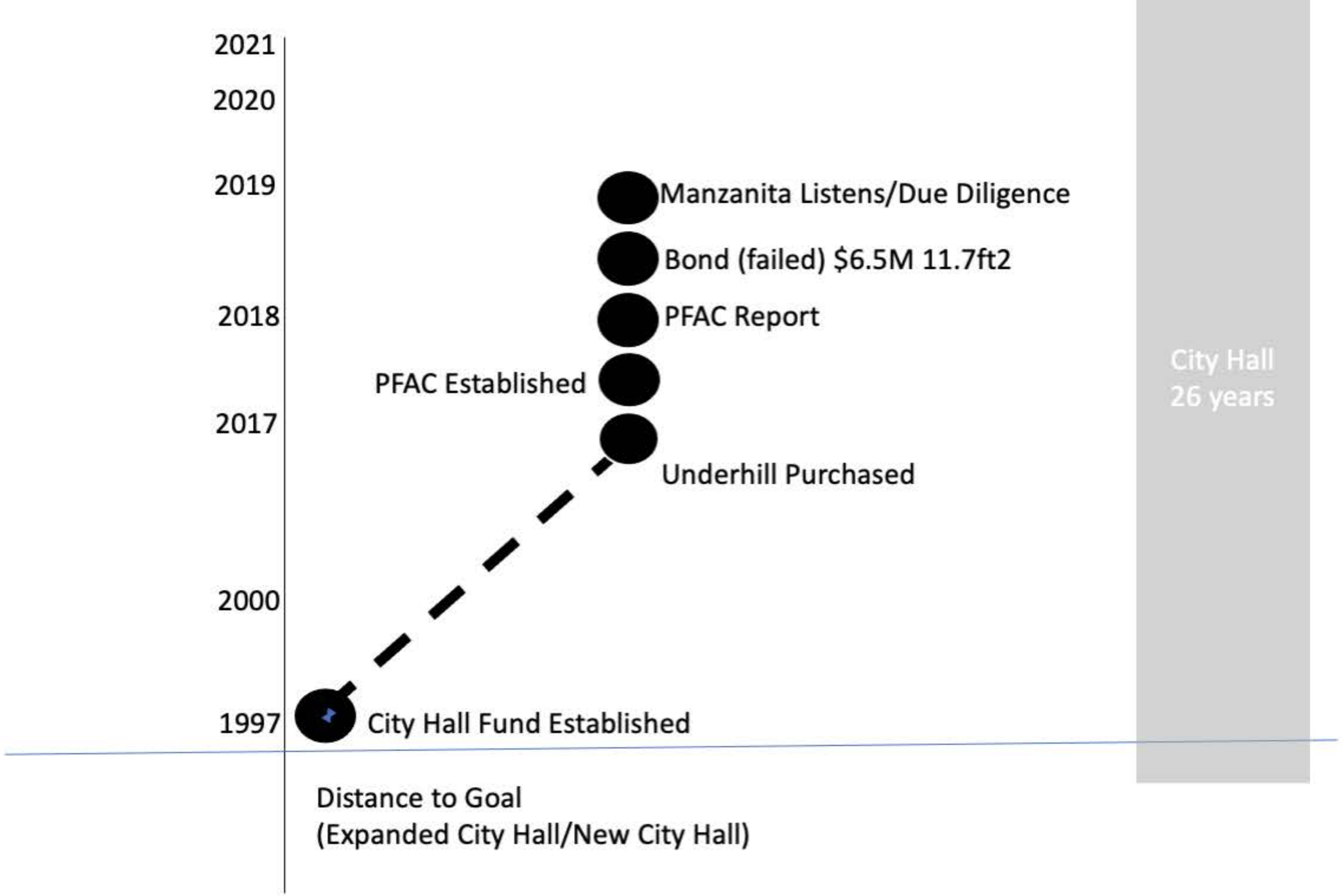
Bond (failed) $6.5M 11.7ft2
PFAC Report
PFAC Established
Underhill Purchased
City Hall Fund Established
City Hall
26 years
Distance to Goal
(Expanded City Hall/New City Hall)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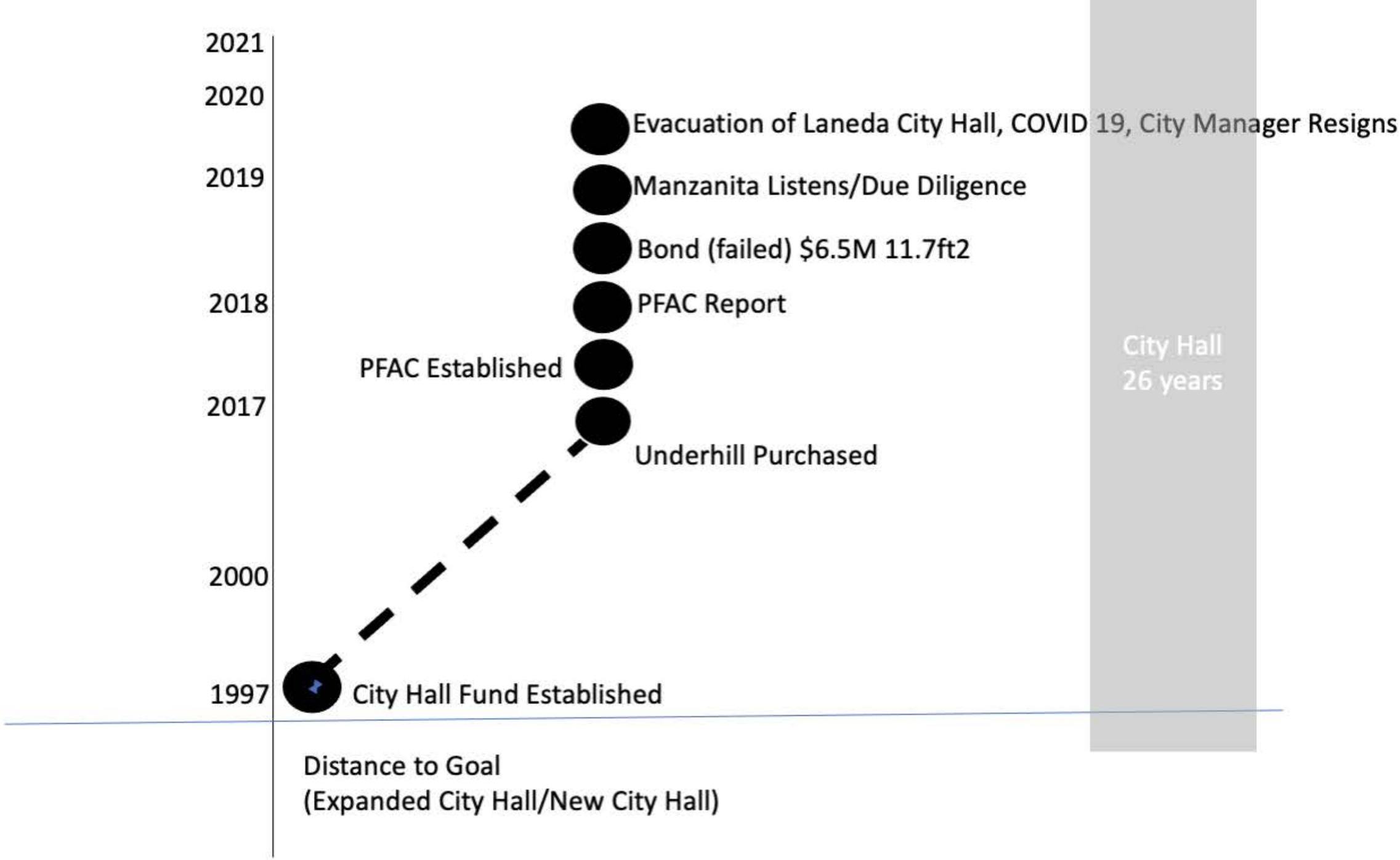
Manzanita Listens/Due Diligence
Bond (failed) $6.5M 11.7ft2
PFAC Report
PFAC Established
Underhill Purchased
City Hall Fund Established
City Hall
26 years
Distance to Goal
(Expanded City Hall/New City Hall)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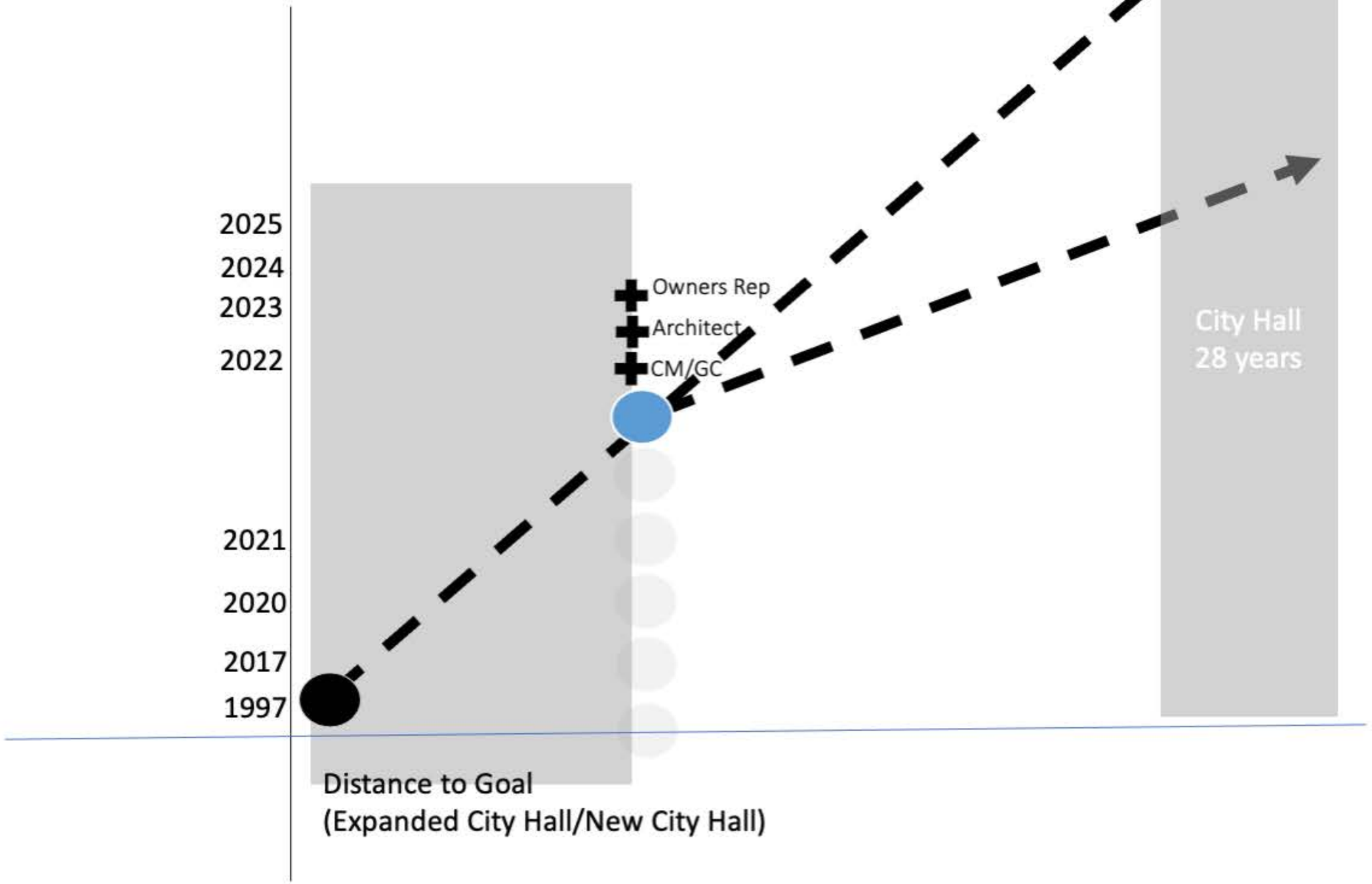
Evacuation of Laneda City Hall, COVID 19, City Manager Resigns
Manzanita Listens/Due Diligence
Bond (failed) $6.5M 11.7ft2
PFAC Report
PFAC Established
Underhill Purchased
City Hall Fund Established
City Hall
26 years
Distance to Goal
(Expanded City Hall/New City Hall)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Owners Rep
Architect
CM/GC
City Hall
28 years
Distance to Goal
(Expanded City Hall/New City Hall)

Project Goals

RESOLUTION NO 21-03
A RESOLUTION ADOPTING COMMUNITY VALUES AND GOALS FOR THE MANZANITA CITY HALL PROJECT

WHEREAS, the City of Manzanita conducted public outreach regarding the building of a new City Hall through Manzanita Listens; and

WHEREAS, as a result of that process certain community guidelines, values and goals were identified; and

WHEREAS, the Manzanita City Council wishes to incorporate those values and goals moving forward; now therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANZANITA:

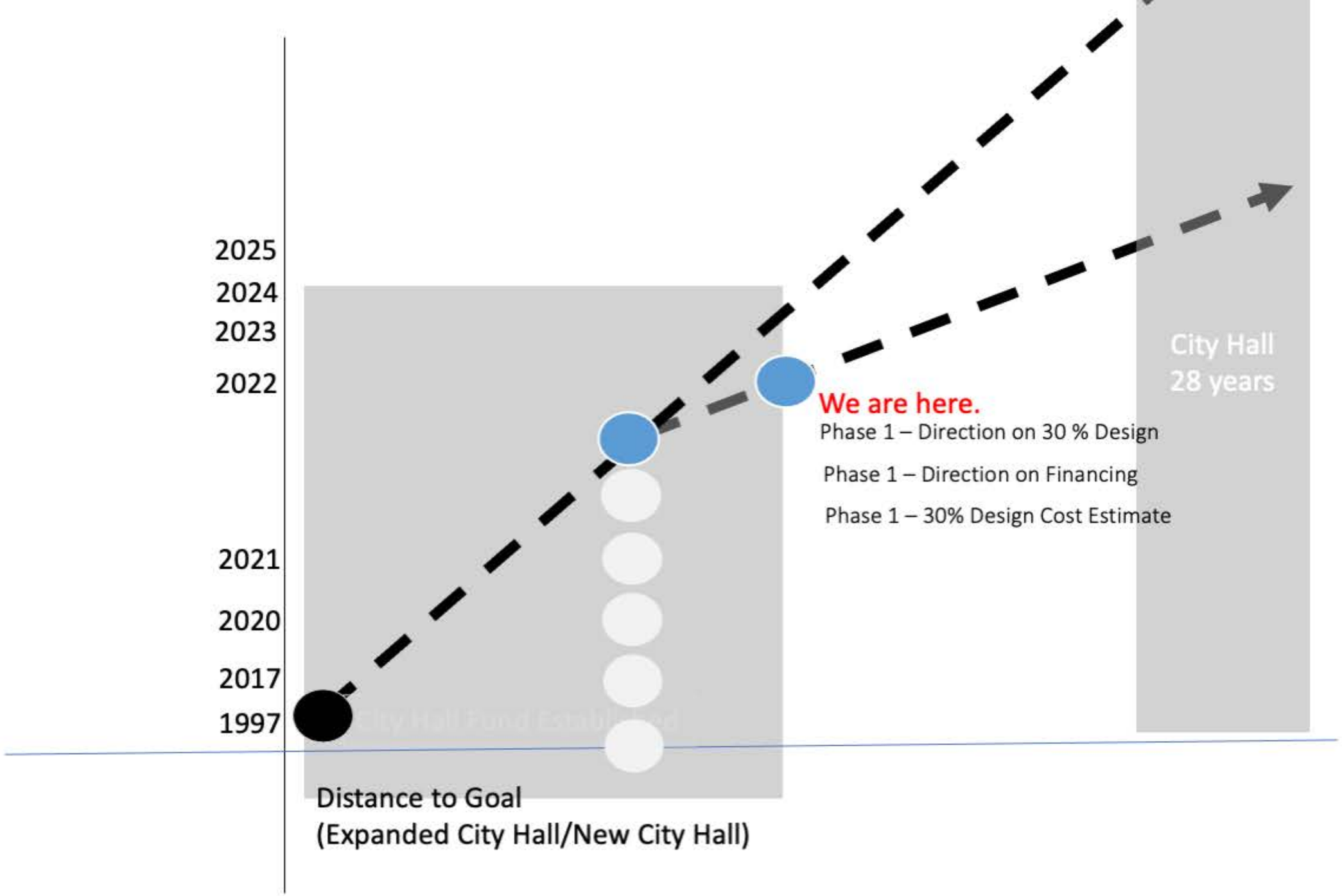
Section 1. That the new city hall goals will be:

1. The new city hall will combine the most value for the community investment. The city hall will be durable, adaptable, scalable, functional and efficient. The building will be able to withstand coastal conditions and that is resilient in the event of an earthquake.
2. The new city hall will match the unique culture and norms of the community.
3. The new city hall will be environmentally sustainable.

Section 2. City Council will incorporate these values as it implements all phases of the city hall project. Together, we will build a city hall that:

1. Reflects the culture and diverse values of our community
2. Creates an inspiring workspace for our staff
3. Provides for user-friendly, efficient customer service
4. Embraces innovation

Passed by the City Council and signed by me in authentication of its passage this 9th day of June 2021.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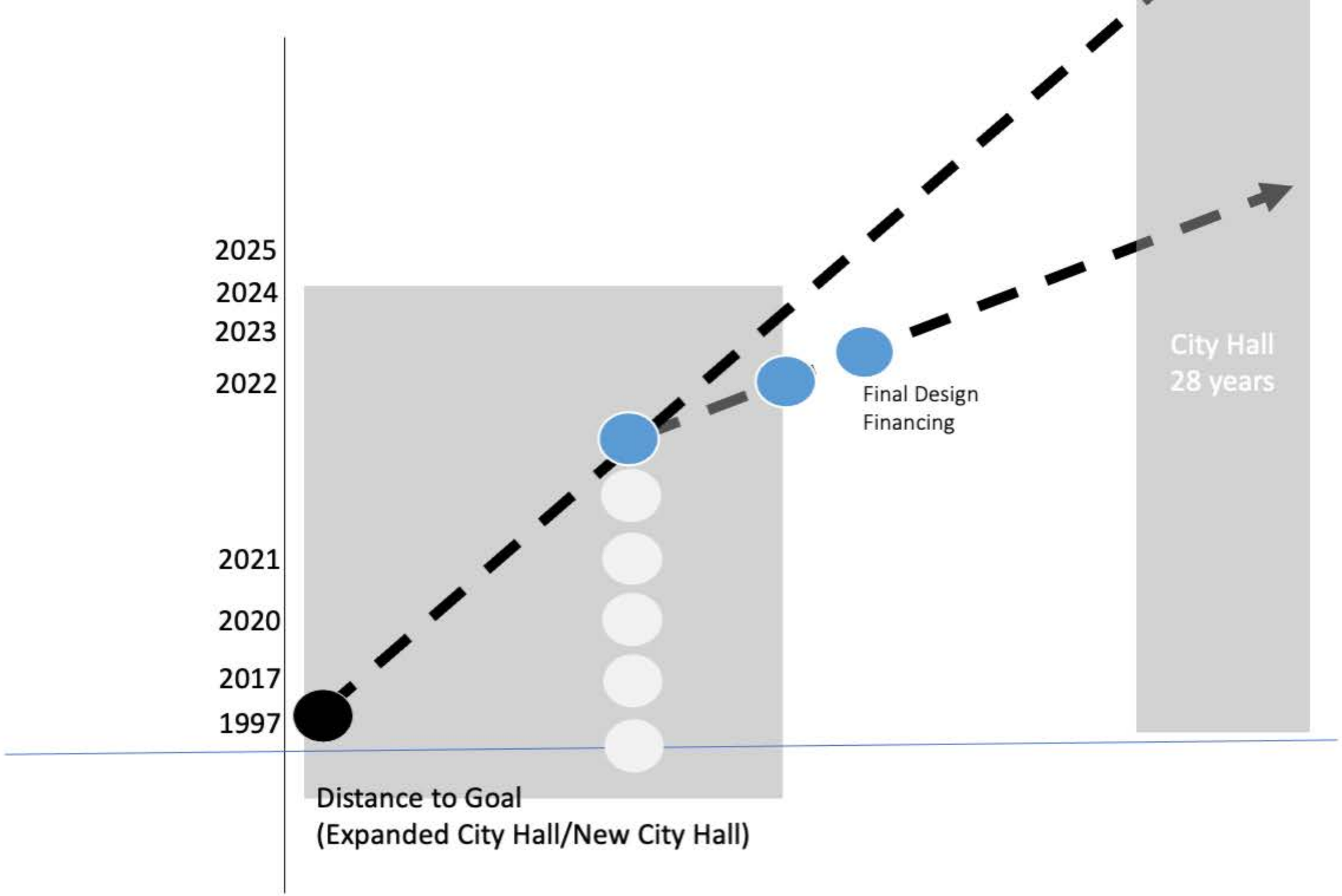
City Hall Fund Established
We are here.
Phase 1 – Direction on 30 % Design
Phase 1 – Direction on Financing
Phase 1 – 30% Design Cost Estimate
City Hall
28 years
Distance to Goal
(Expanded City Hall/New City Hall)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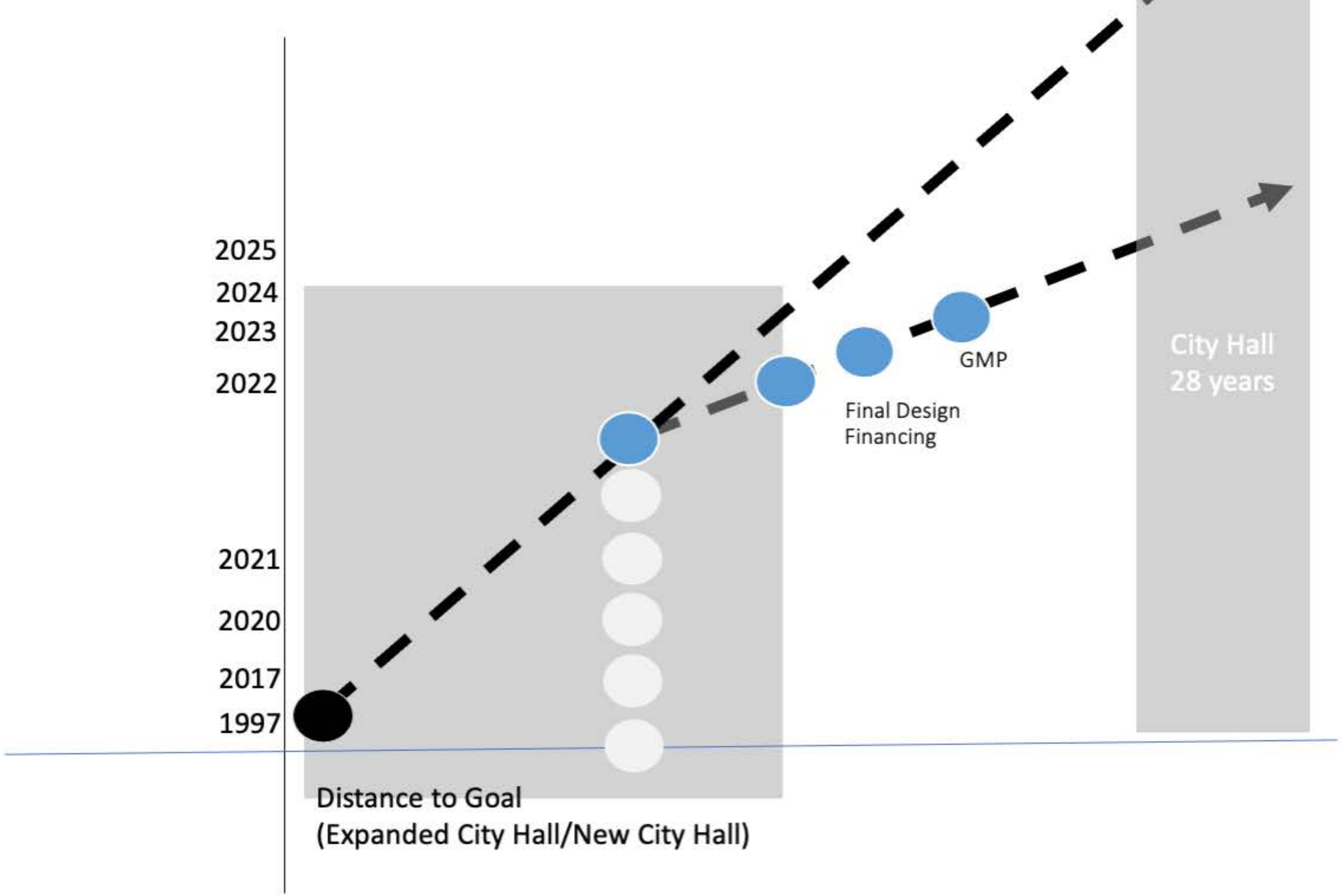
Final Design
Financing
City Hall
28 years
Distance to Goal
(Expanded City Hall/New City Hall)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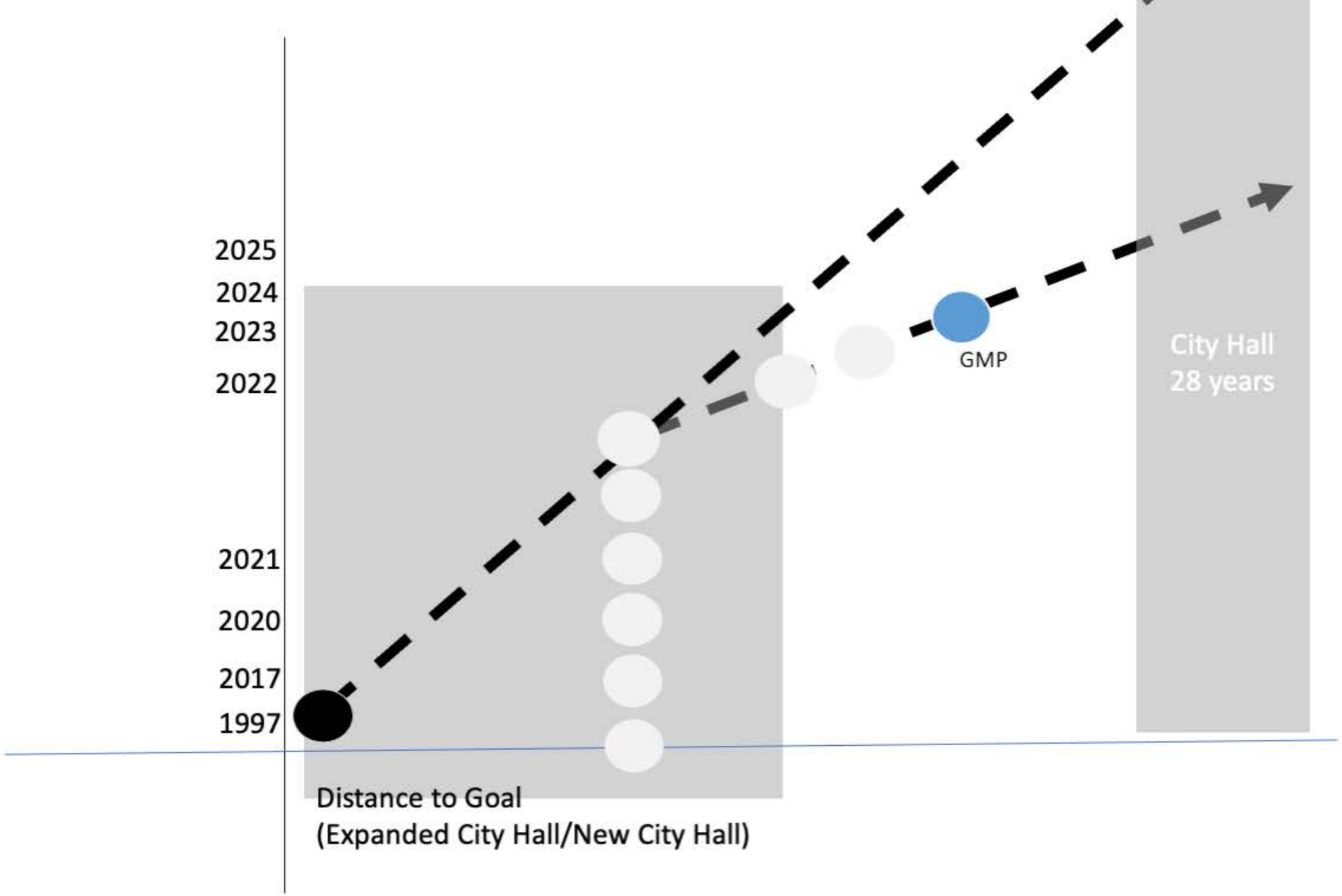
Final Design
Financing
City Hall
28 years
Distance to Goal
(Expanded City Hall/New City Hall)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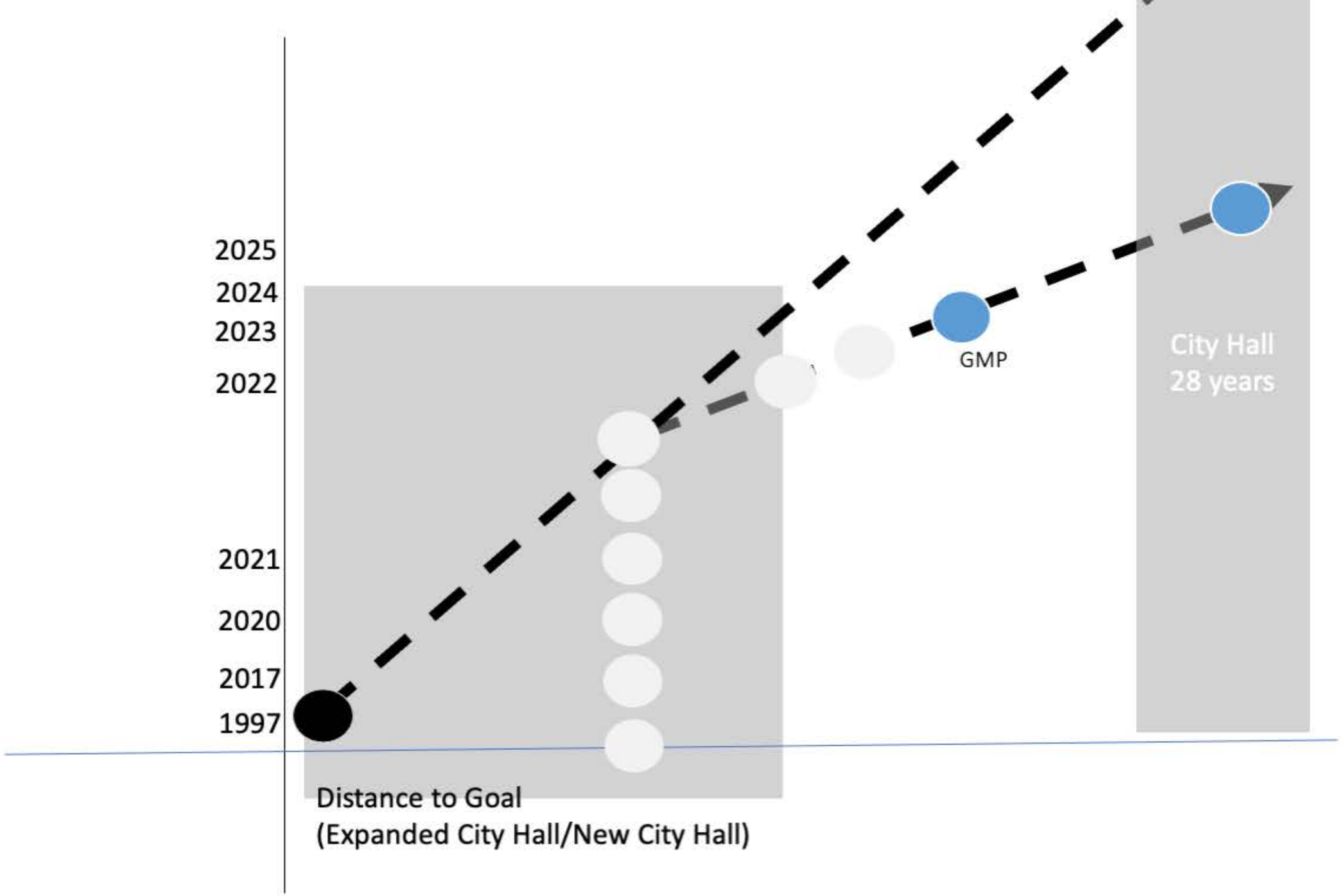
GMP
City Hall
28 years
Distance to Goal
(Expanded City Hall/New City Hall)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GMP
City Hall
28 years
Distance to Goal
(Expanded City Hall/New City Hall)

Review of Process to Date

- *Three public meetings.*
- *Solicited community feedback after each meeting.*
- *Developed and reviewed options.*
- *Performed concrete, hazmat and geotechnical analysis.*
- *Studied cost and constructability of new construction vs. renovation of existing buildings.*
- *Generated cost model.*

Public Meeting 1

The Need

Agenda

- *Design Team approach to this project.*
- *Roadmap for the initial phase of work.*
- *Review community Goals and Themes*
- *Brief site analysis.*
- *Breakout listening session.*
- *Image boards - site focused likes/dislikes.*

Approach

- *Begin by listening. Work to build trust.*
- *Multiple design options for community input and review.*
- *Study options for renovating the existing buildings, new construction, and hybrid new construction/ renovation options.*
- *An iterative process of community engagement – multiple workshop sessions for input and review.*
- *A cost model developed by CMGC for each proposed option.*
- *Create a transparent process for community evaluation of options.*

Community Goals

Get Value for the Investment - Durable, Adaptable, Scalable, Functional, Efficient, Resilient

Match the Unique Culture and Norms of the Community

A Project that is Environmentally Sustainable

Themes

Reflect the Culture and Diverse Values of the Community

Create an Inspiring Workplace for Staff

Provide for User Friendly, Efficient Customer Service

Embrace Innovation

Breakout Questions

- *How do we gain your trust?*
- *What do we need to know about the culture of Manzanita?*
- *What should a civic building in Manzanita be like?*
- *What other program/uses would you like to see on this site?*
- *What does success look like to you?*

What We Heard

Trust

- *Listen.*
- *Document information and make information available to everyone.*
- *Process should be transparent but also easily accessible/consumable.*
- *Show a clear comparison of renovation vs rebuild. Describe pros and cons. Provide multiple options.*
- *Show the money! Provide clear cost comparisons including operational costs.*
- *Continue to keep the community informed of the process – even during the quiet stages of design.*

Manzanita Culture

- *Welcoming.*
- *Sensible.*
- *Eco-Friendly/Outdoorsy.*
- *Artistic.*
- *Less than 20% full-time residents.*
- *Conflicted.*

Civic Building

- *Simple.*
- *Natural materials.*
- *Cohesive/Of the place – see Bank and Library buildings.*
- *Space for large community meetings.*
- *Flexible.*
- *Welcoming to the community.*

Other Site Uses

- *Farmers market.*
- *Open space.*
- *Public restrooms.*
- *Workforce housing.*
- *Emergency staging, evacuation site.*
- *Flexible events space.*

Success

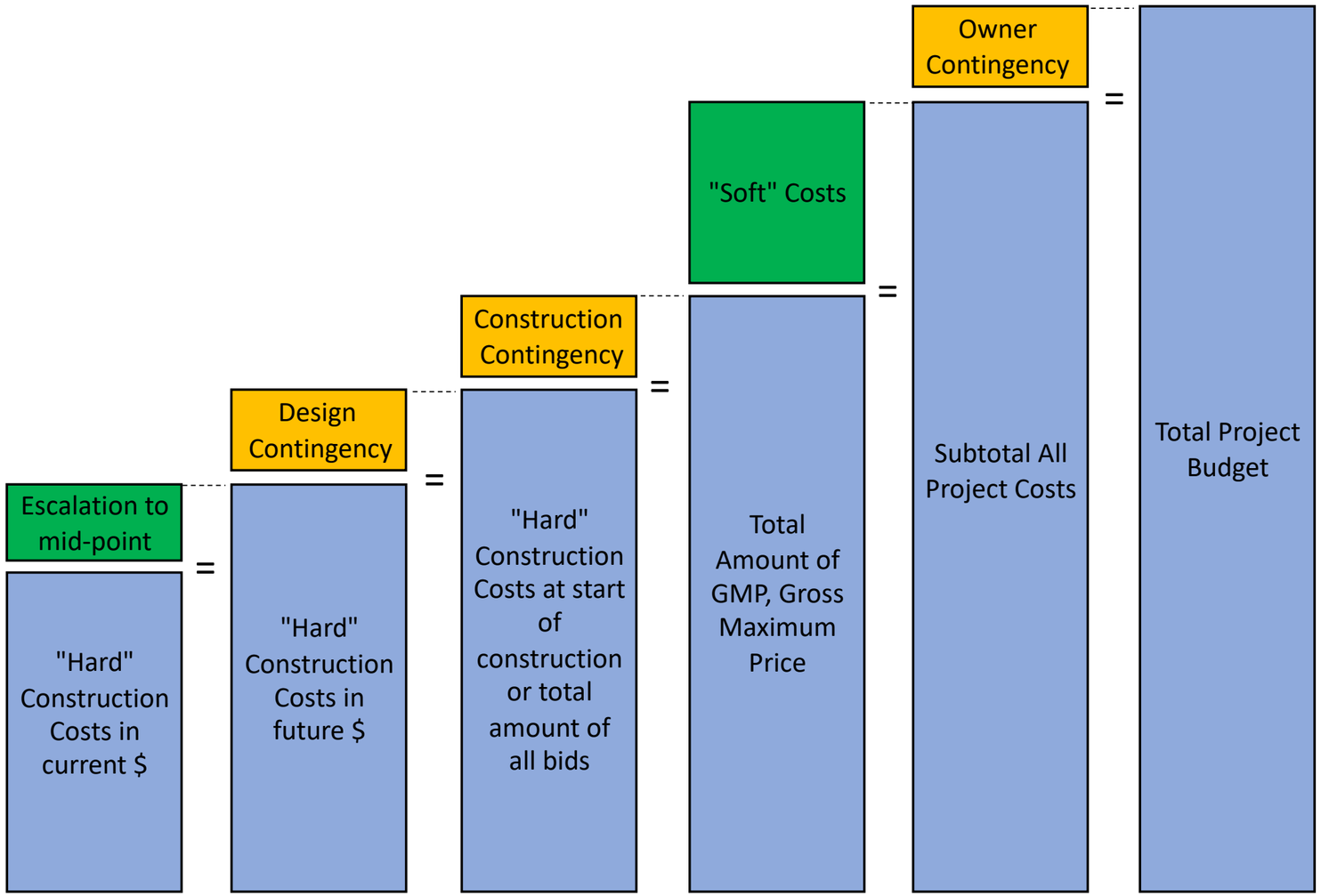
- *Gets built.*
- *Completed on budget.*
- *A building the community is proud of.*
- *Meets the needs of the community, city, and police.*
- *Is a building that will last.*
- *Brings the community together.*

Public Meeting 2

Agenda

- *Recap previous public meeting.*
- *Project budget overview.*
- *Status of site investigations*
- *Overview of building program.*
- *Review options.*
- *Pros/Cons discussion breakout.*
- *Wrap-up/Next Steps.*

Project Budget Components



Description of Terms

- "Hard Costs" include the labor, materials, and overhead to construct the project. Estimated at current market rates.
- Escalation is calculated as a % of hard costs to adjust the estimate to the future when the work will occur.
- Design contingency allows the project to adjust to unknowns or overcome assumptions and is absorbed into hard costs over time
- Construction contingency is calculated as a % of hard costs and allows the contractor to cover scope gaps or pay for overtime when needed
- GMP is the Gross Maximum Price and is the total value of the construction contract.
- Soft Costs include all other project work outside of the GMP – design & consulting fees, permit fees, utility connection fees, furniture, special inspections testing, etc.
- Owner Contingency is a % of all direct project costs and allows the City to adjust to unknown site or building conditions, scope changes, or any other unknown issues during the course of the project
- All Contingencies (orange) decrease over time and any unused amount is returned to the City

Building Program

City offices	1070
Police	1382
Secure garage	600
Shared spaces (Lobby, bathrooms, break room etc.)	780
Council chambers (room for 75)	1120
Total NSF	4952
Grossing factor - 20%	990
Total GSF	**5942**

Risk Categories 1-4

- Risk categories are assigned to buildings to account for consequences and risks to human life (building occupants) in the event of a building failure.
- Higher risk categories require higher design criteria for buildings or structures that, if they experience a failure, would compromise essential community services necessary to cope with an emergency situation.

Risk Category 4

- Buildings that are considered to be essential in that their continuous use is needed, particularly in response to disasters.
- The **police station** will need to meet Risk Category 4 requirements.
- If **council chambers** is to be used as emergency management space it should meet Risk Category 4 requirements.
- Risk Category 4 parts of building will need to be seismically isolated with more robust structural detailing.

Scheme 1
School Reuse

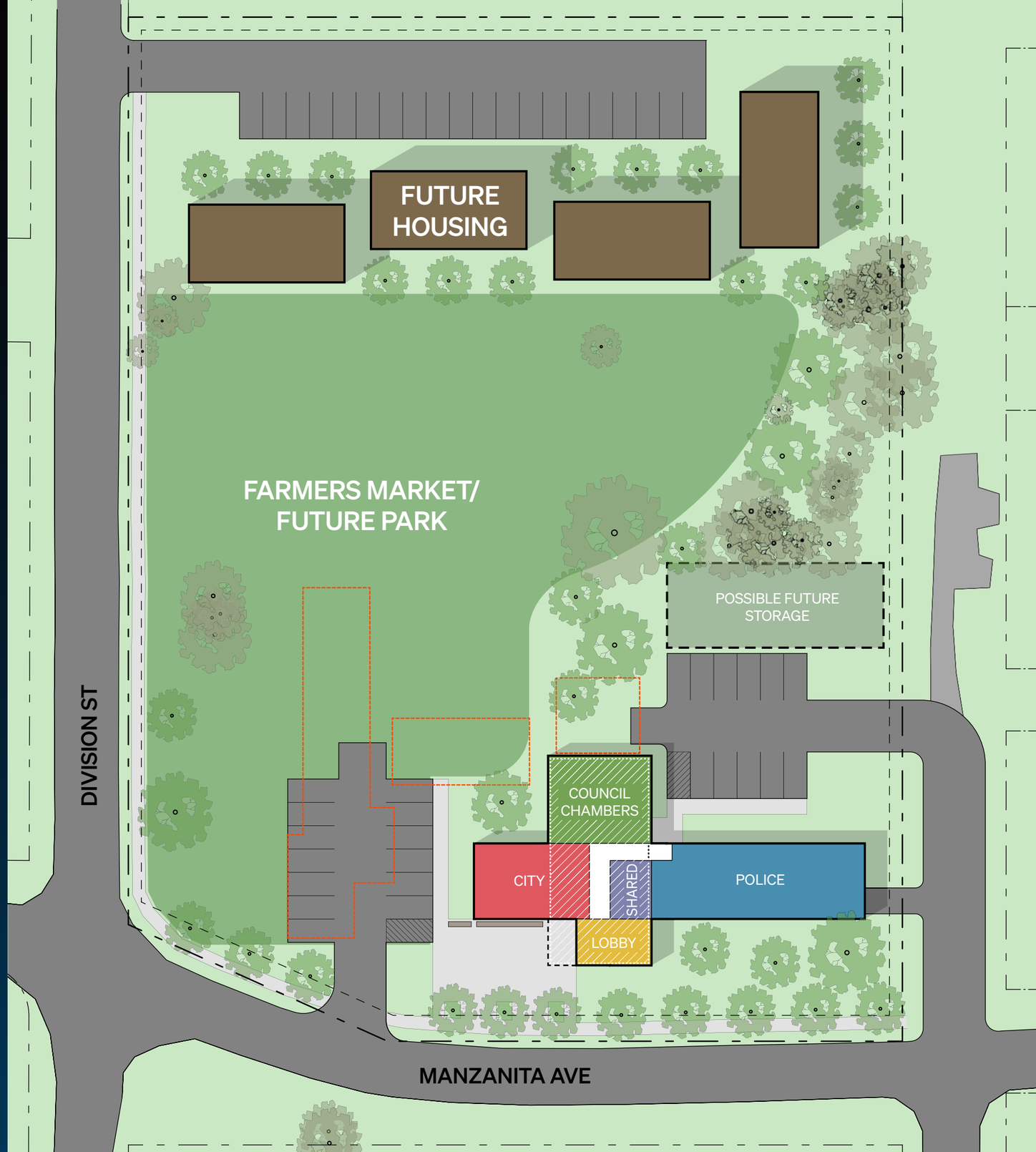
Pros

- Reuses bulk of school.
- Keeps Q-hut for storage.
- Gracious entry plaza/public space formed by buildings.

Cons

- Uses a lot of the site.
- Significant amount of sitework.
- Significant square footage. Will need to address Q-hut.

Scheme 2
Quonset Hut Reuse

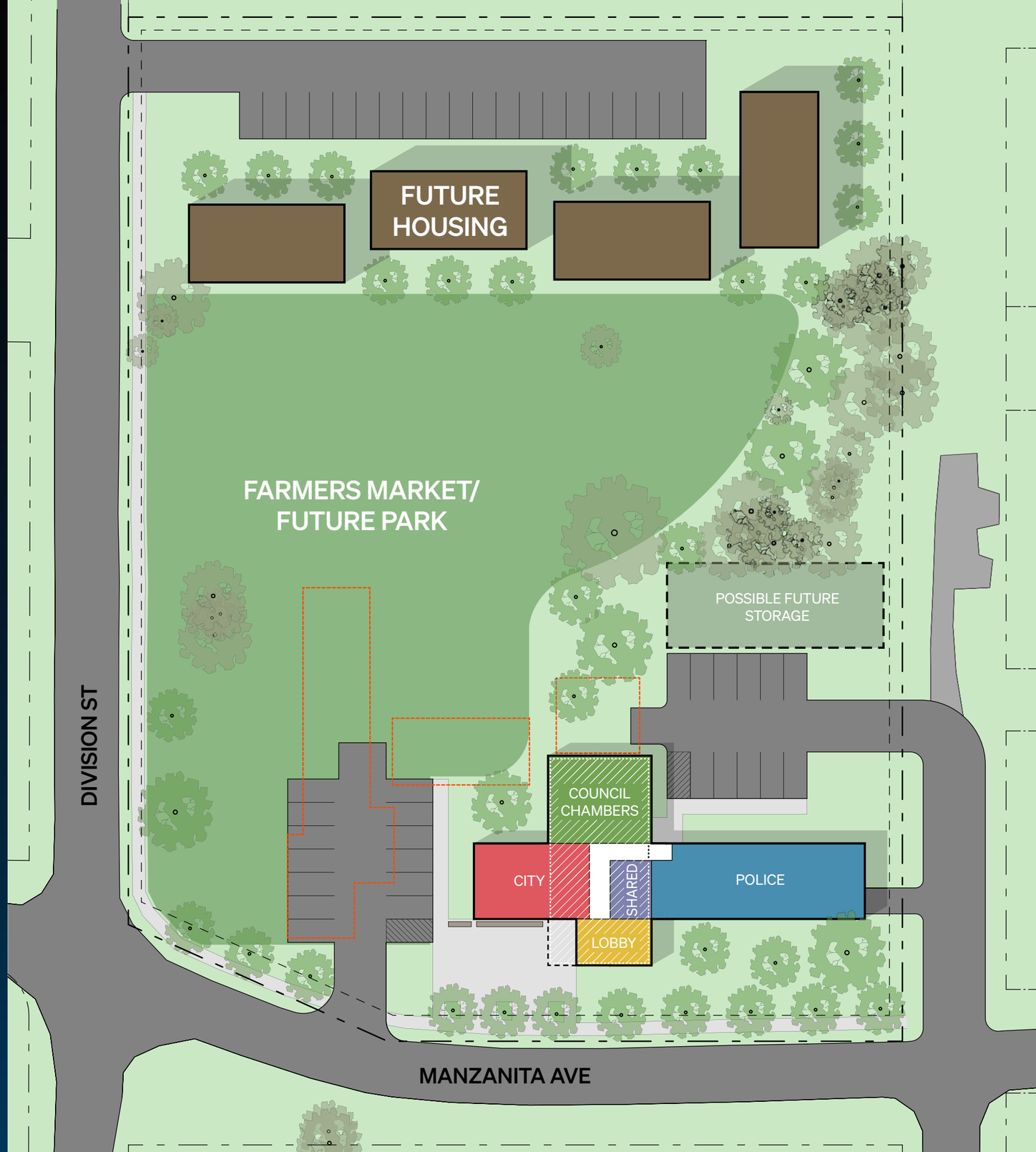


Pros

- Reuses Q-hut
- Leaves lots of site for future development.
- Takes advantage of tall space for council chambers.

Cons

- Requires developing future storage.
- Potential structural complexity of adding to Q-hut.
- Large perimeter.



Scheme 3
New Building

Pros

- Compact
- No need to fit program in to existing footprint.
- Efficient floorplan/perimeter.

Cons

- Requires developing future storage.
- More demolition.
- Reuse limiteed to salvaged materials.

What We Heard

- Difficult to evaluate without cost information.
- At the meeting there was a fairly even mix of preferences for each scheme.
- Lots of conversation about potential future uses for leftover site. General preference for efficient use of site with City Hall project.
- Online Survey results:

  Scheme 1 - Like 26% Dislike 74%
  Scheme 2 - Like 38% Dislike 62%
  Scheme 3 - Like 71% Dislike 29%

Public Meeting 3

Agenda

- *Introduction to CMGC*
- *Report on the Reports*
- *Cove Built - First impressions*
- *Cove Built - Thoughts on cost/constructability*
- *Q and A*
- *Summary*
- *Wrap-up/Next Steps*

Reports and Studies to Date

- *2018 - WRK - Structural Evaluation*
- *2022 - G2 Consultants - Hazardous Materials Report*
- *2022 - MTI - Structural Report*
- *2022 - RhinoOne - Geotechnical Report*

WRK Report

Structural Evaluation

- Visual assessment only.
- School foundation: Severe deterioration & significant cracking on east wall.
- School exterior walls: Significant deterioration & water damage.
- School roof: Ponding due to inadequate roof slope & roof joists inadequate for snow drift.
- School seismic capability: Inadequate load path, need new shear walls & new hold downs/footings at 24 locations min.
- Quonset: Generally in better condition, but needs structural strengthening for seismic.

HazMat Report

School

- Flooring has asbestos.
- Roof has asbestos.
- Drywall has asbestos.
- Mold is all over interior – will need to strip all walls & ceilings down to studs.
- Exterior walls major water intrusion will be a challenge to remediate, drywall & insulation need to go. Mold is prolific from water intrusion events.

HazMat Report

Q-Hut

- Asbestos is on roof in silver paint. Metal roof must be removed to remediate affordably.
- Roof is leaking.
- Mold growth on wood.
- Some rot in the wood.
- Maintenance garage has big leaks & mold.

MTI Structural Report

- Deteriorated concrete was found throughout the footing along with cracking that radiated upwards from the footing into the CMU wall above.
- Appeared to be differential settlement contributing to the apparent cracking of the foundation.
- Concrete crumbled in several areas under the force of light tapping with a carpenter hammer.
- Iron oxide dust and corroded reinforcement was observed. This type of corrosion is usually indicative of calcium chloride and water intrusion in the concrete.

MTI Structural Report

- Found bar in places that had been oxidized to the extent that 90% of the bar was lost. Aggregate bond appeared non-existent in places and gradation was atypical for any mix design commonly produced by today's suppliers.
- Swiss hammer readings were taken on the West, and East sides of structure on the stem wall. Rebound values were very inconsistent and ranged from too low to read on the scale to approx. 3000 psi.
- A wide range of rebound hammer readings were observed within a very small area.

Geotechnical Report

- Liquefaction between 30 to 40 feet below grade.
- Lateral spreading towards the north and east.
- Will need deep foundations for risk category IV structures.
- Risk category II could potentially be supported on shallow spread footings placed on top of an 8-inch-thick layer of imported granular material. Should be placed and compacted over the prepared subgrade.
- Need to add vapor barrier below slab to reduce the potential for moisture transmission through and efflorescence growth on the floor slabs.

Geotechnical Report:

Spread Foundations

- Use a minimum of 12 inches of compacted gravels below the spread footings, wall footings and grade beams.
- Continuous wall and isolated spread footings should be at least 18 and 24 inches wide, respectively.
- The bottom of exterior footings should be at least 24 inches below the lowest adjacent exterior grade.
- The bottom of interior footings should be established at least 18 inches below the base of the floor slab.

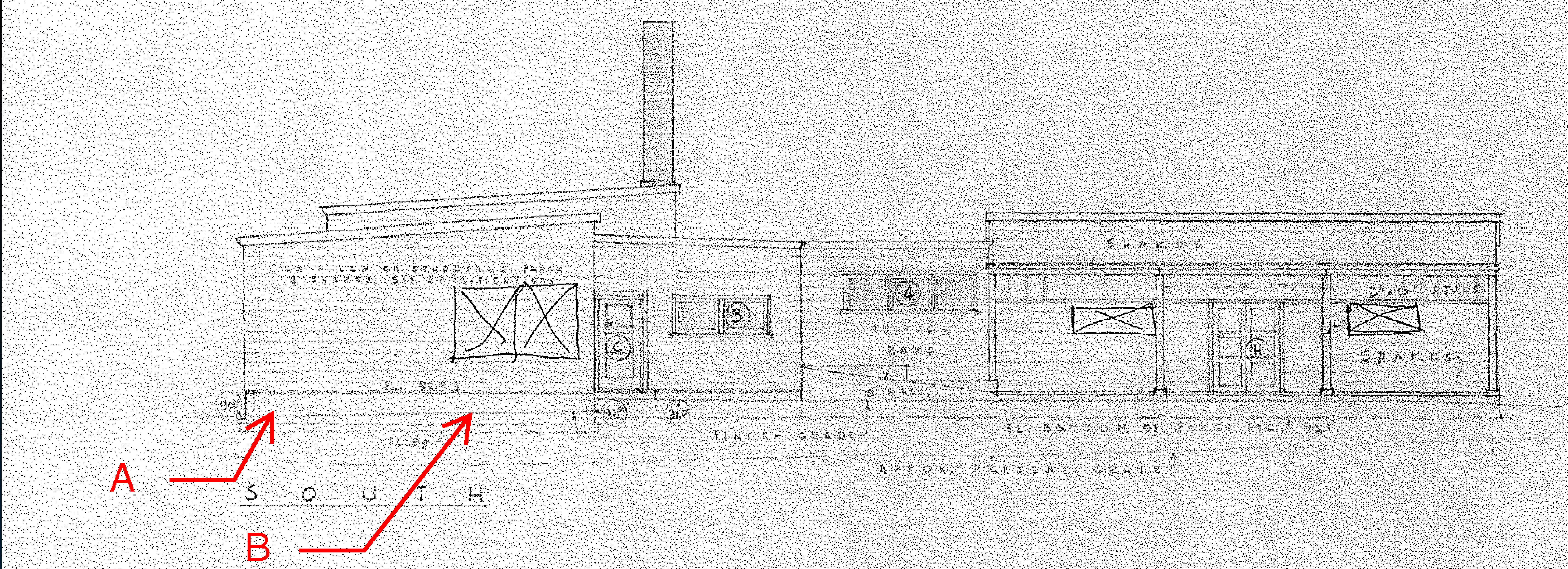
Geotechnical Report:

Deep Foundations

- Soils from 30 to 40 feet are potentially liquefiable and therefore deep foundations should be supported below 40 feet below grade.
- Continuous flight auger (CFA) piles are an economical method of supporting the proposed structures.
- Recommend the CFA piles be installed at least 10 feet into the dense to very dense sands which were encountered below a depth of 40 feet in the borings.
- The minimum depth of the CFA piles is recommended to be 50 feet below grade.

Cove Built

First Impressions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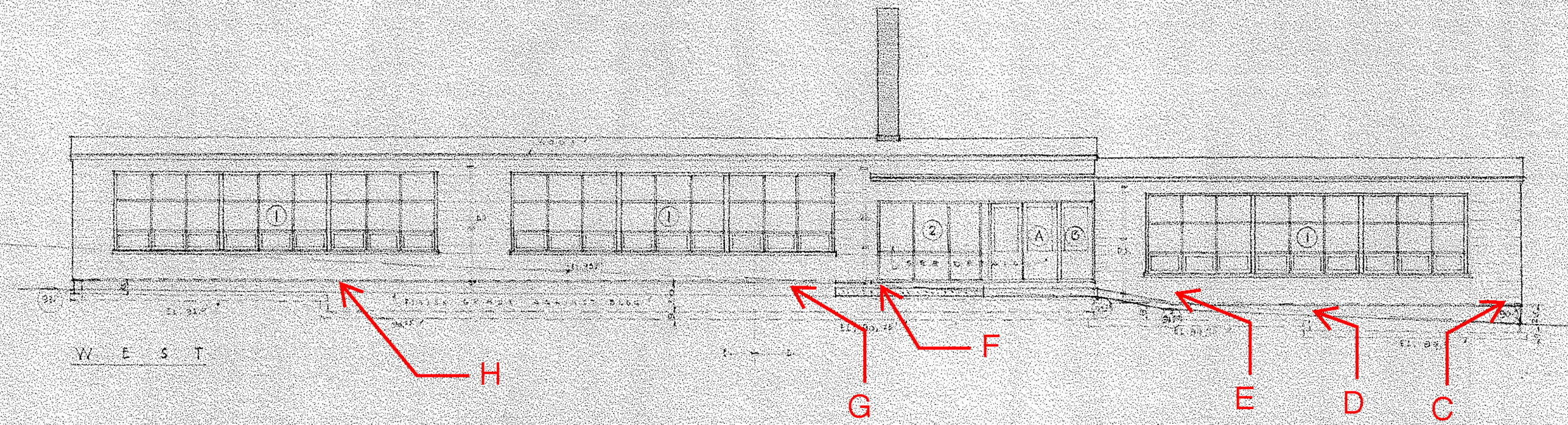
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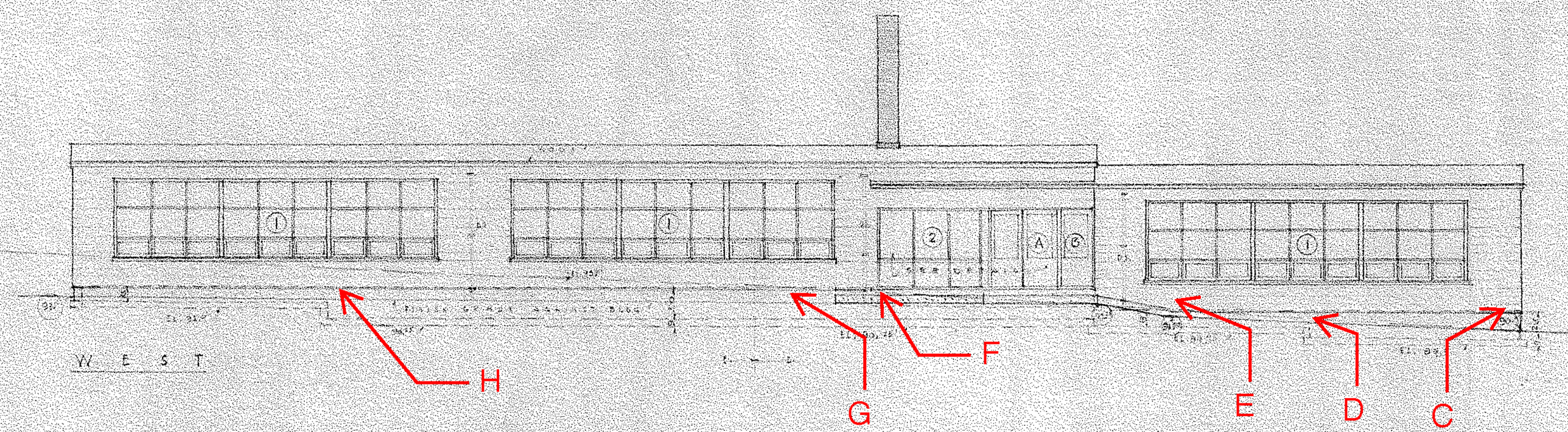
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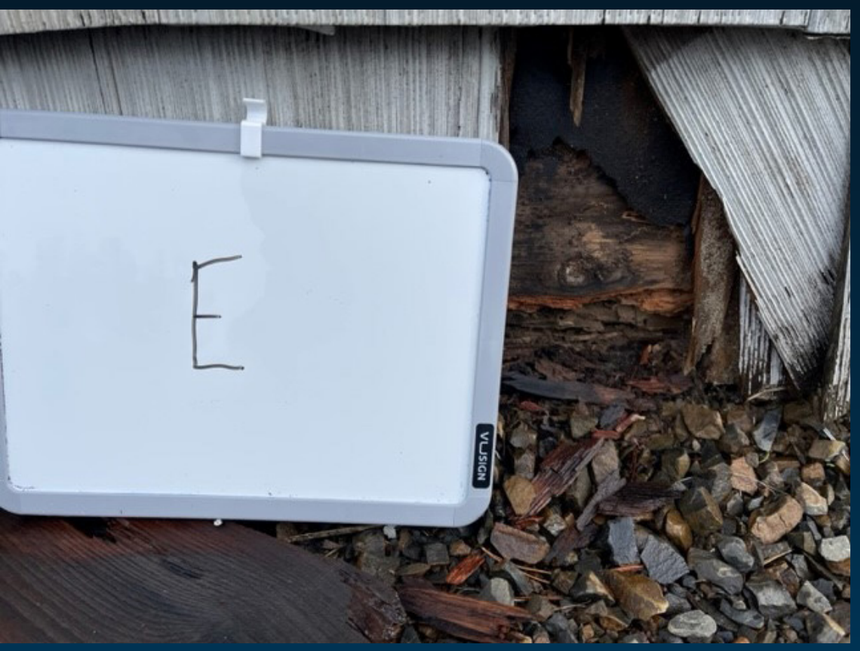
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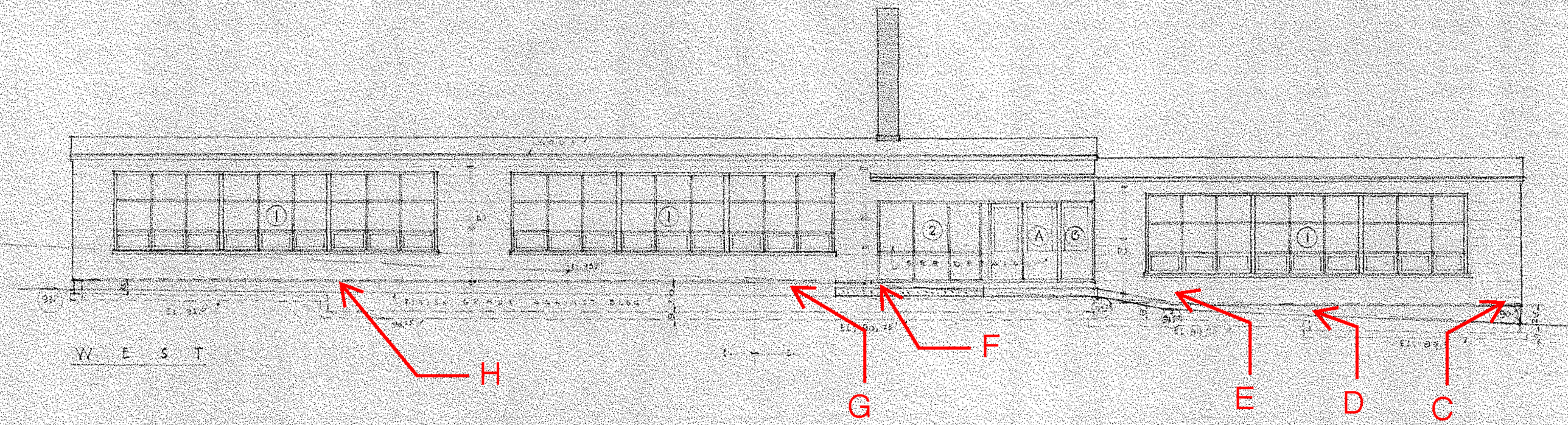
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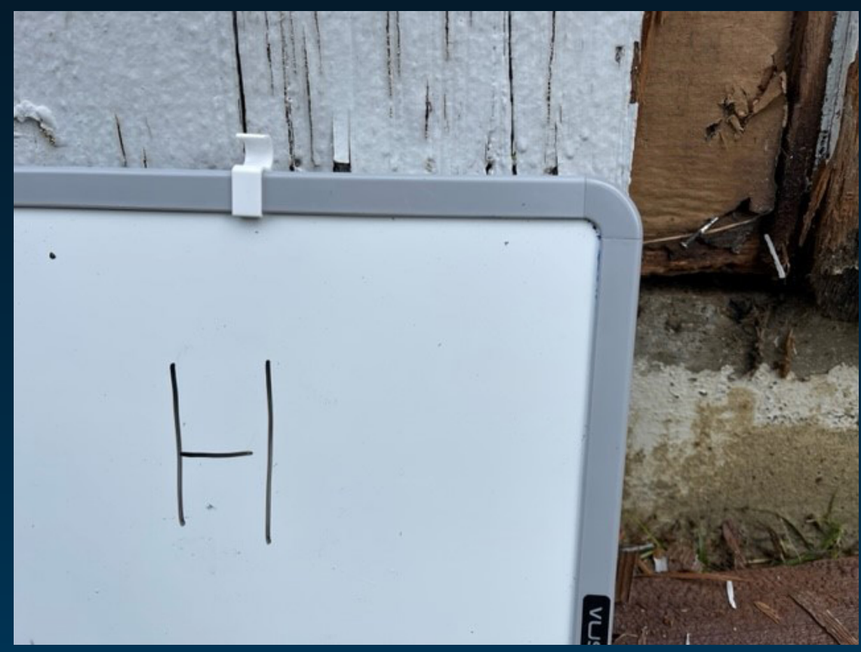
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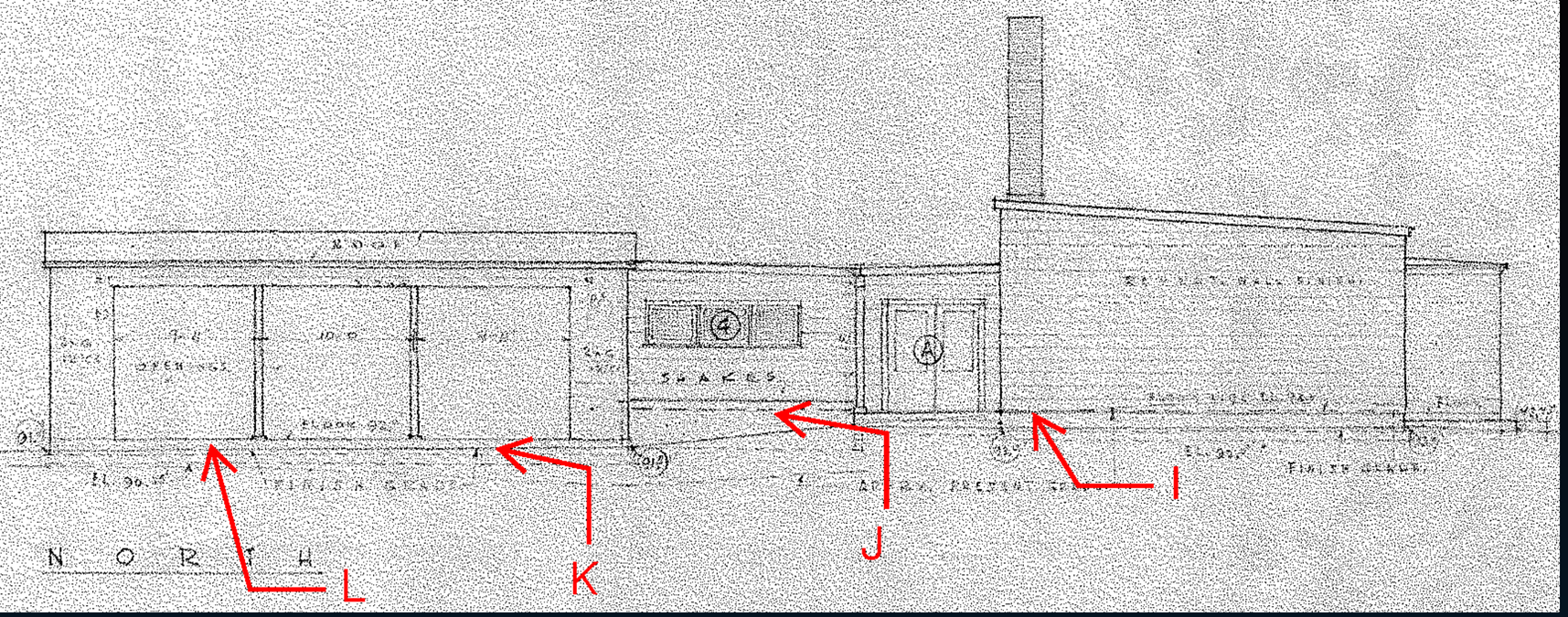
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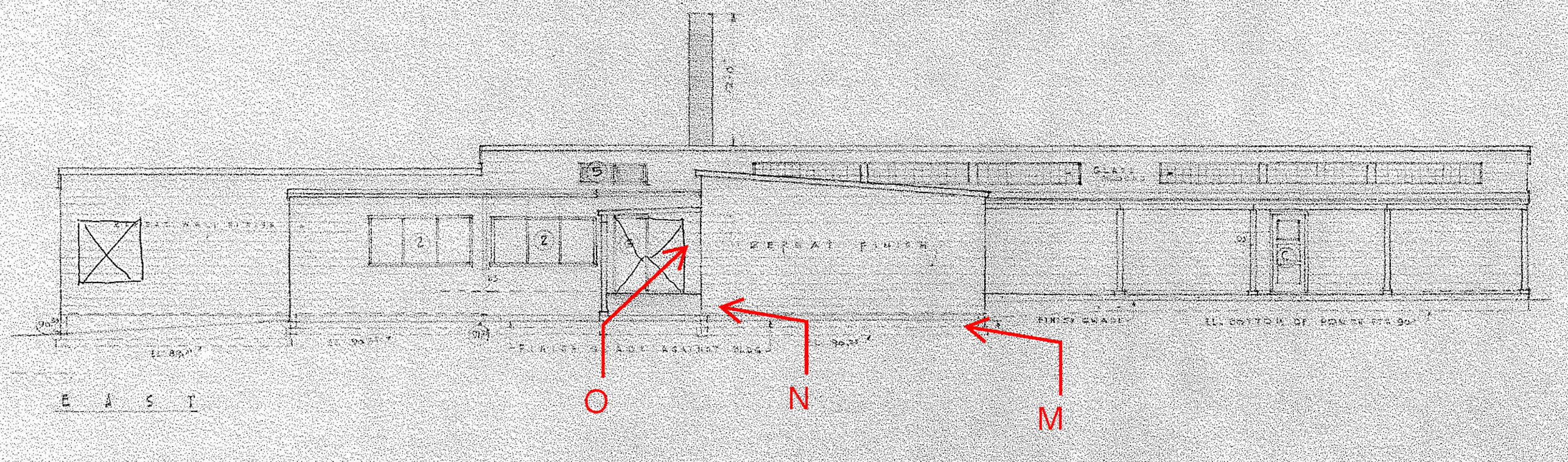
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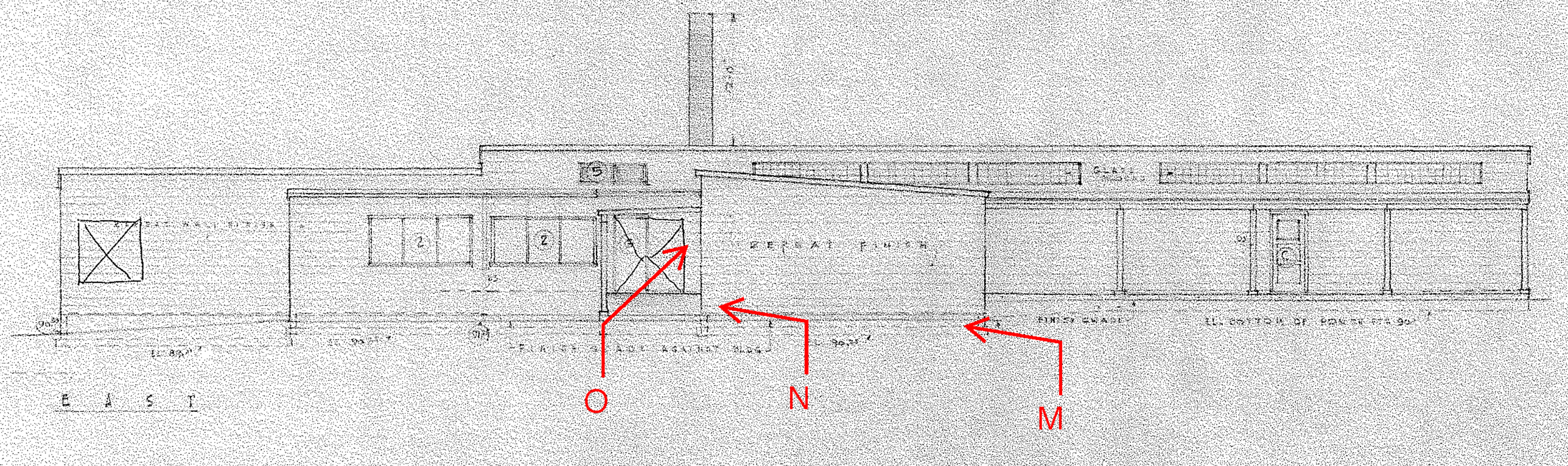
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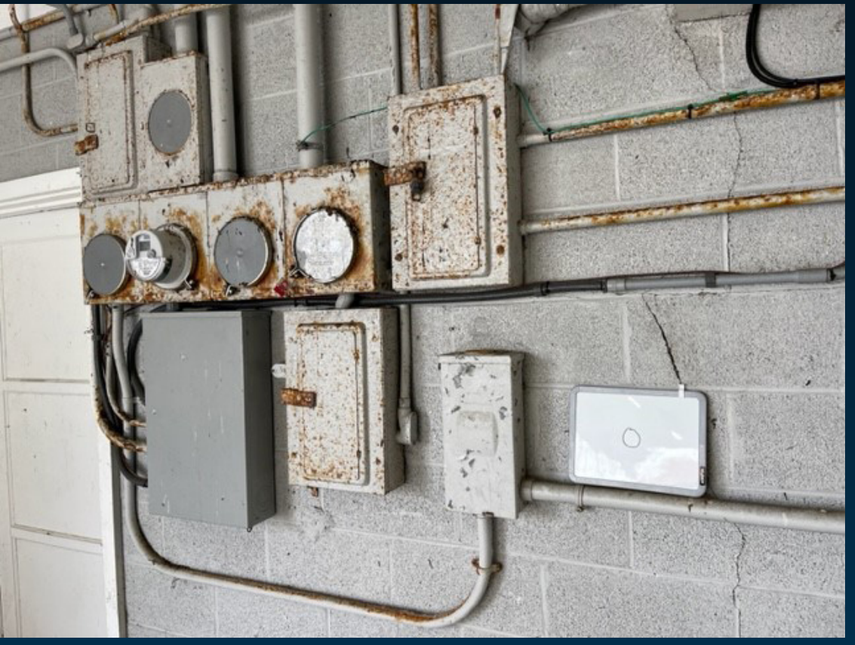


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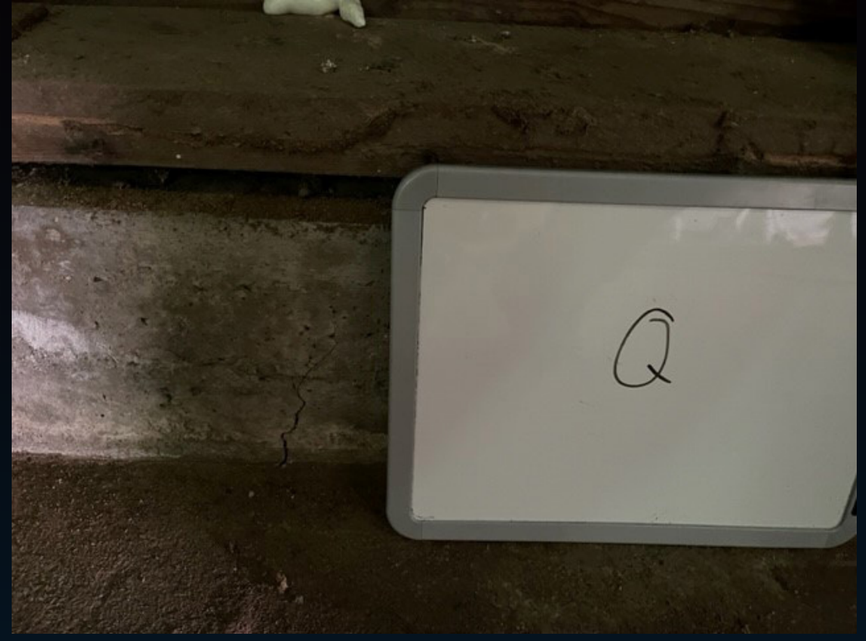
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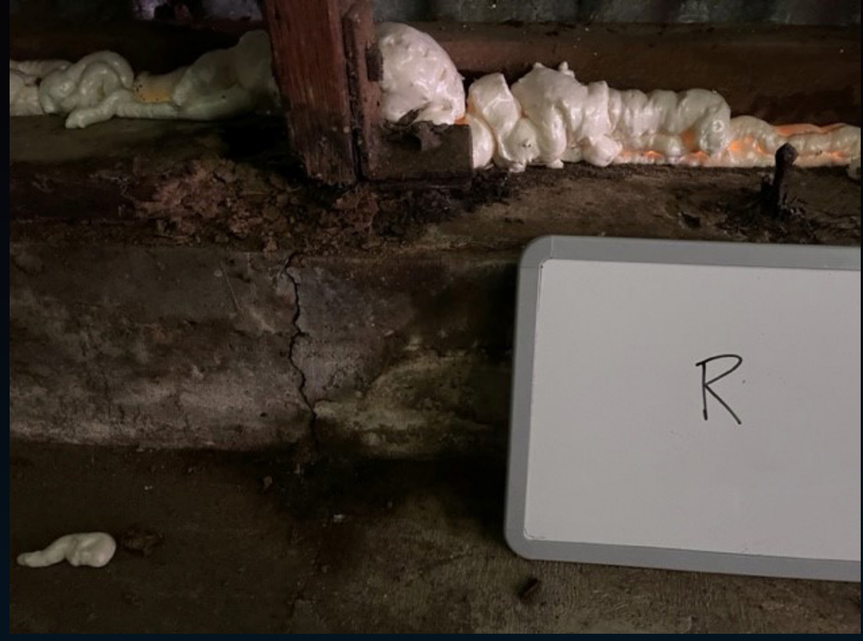
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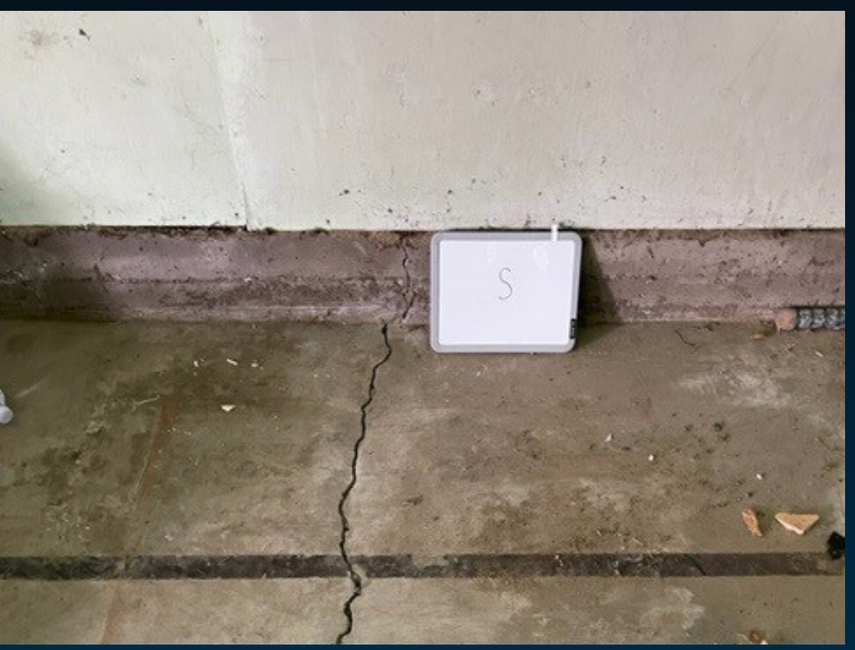
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T

Cove Built

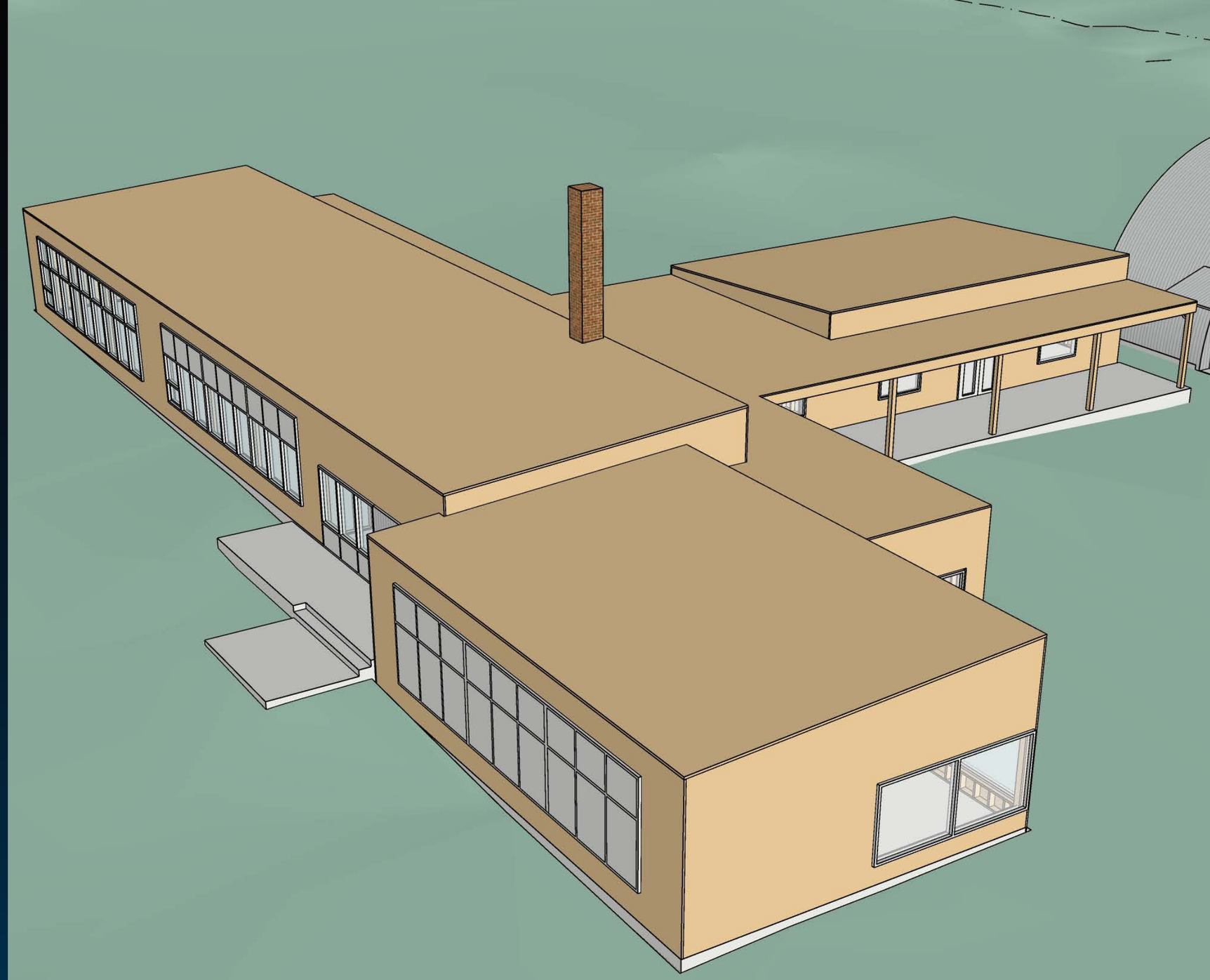
Constructability

Roofing/Siding

- Asbestos report requires removal of roof material.
- Building has inadequte waterproofing. Siding needs to be removed to properly waterproof.
- Will need to be removed and/or patched based on new location of openings.

Windows

- Single glazed
- Leaky
- Don't meet energy code

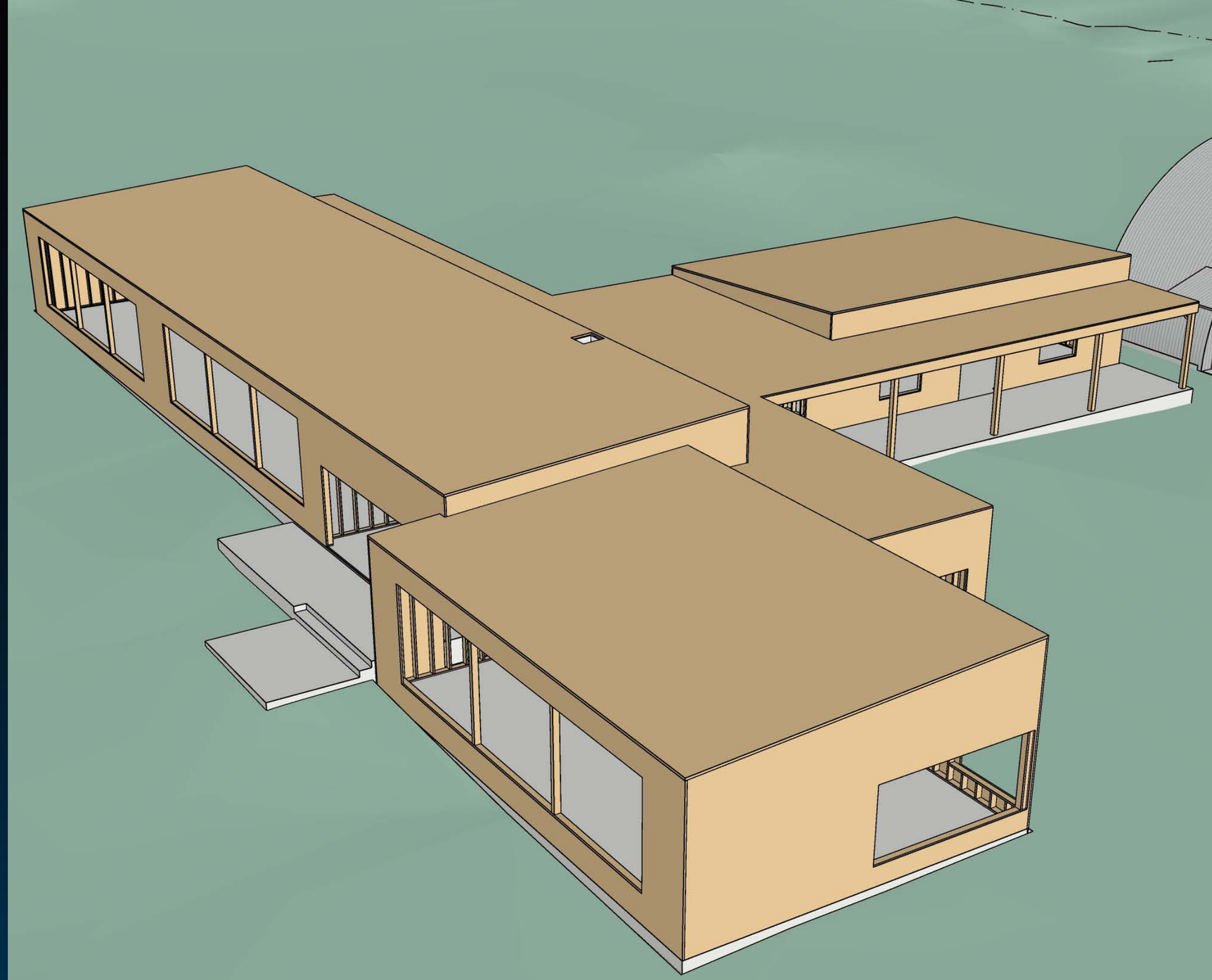


Sheathing, Interior walls, and Flooring

- Sheathing dosen't provide required shear strength as per current code. Will need to be upgraded and reconfigured based on new location of openings and shear wall design.

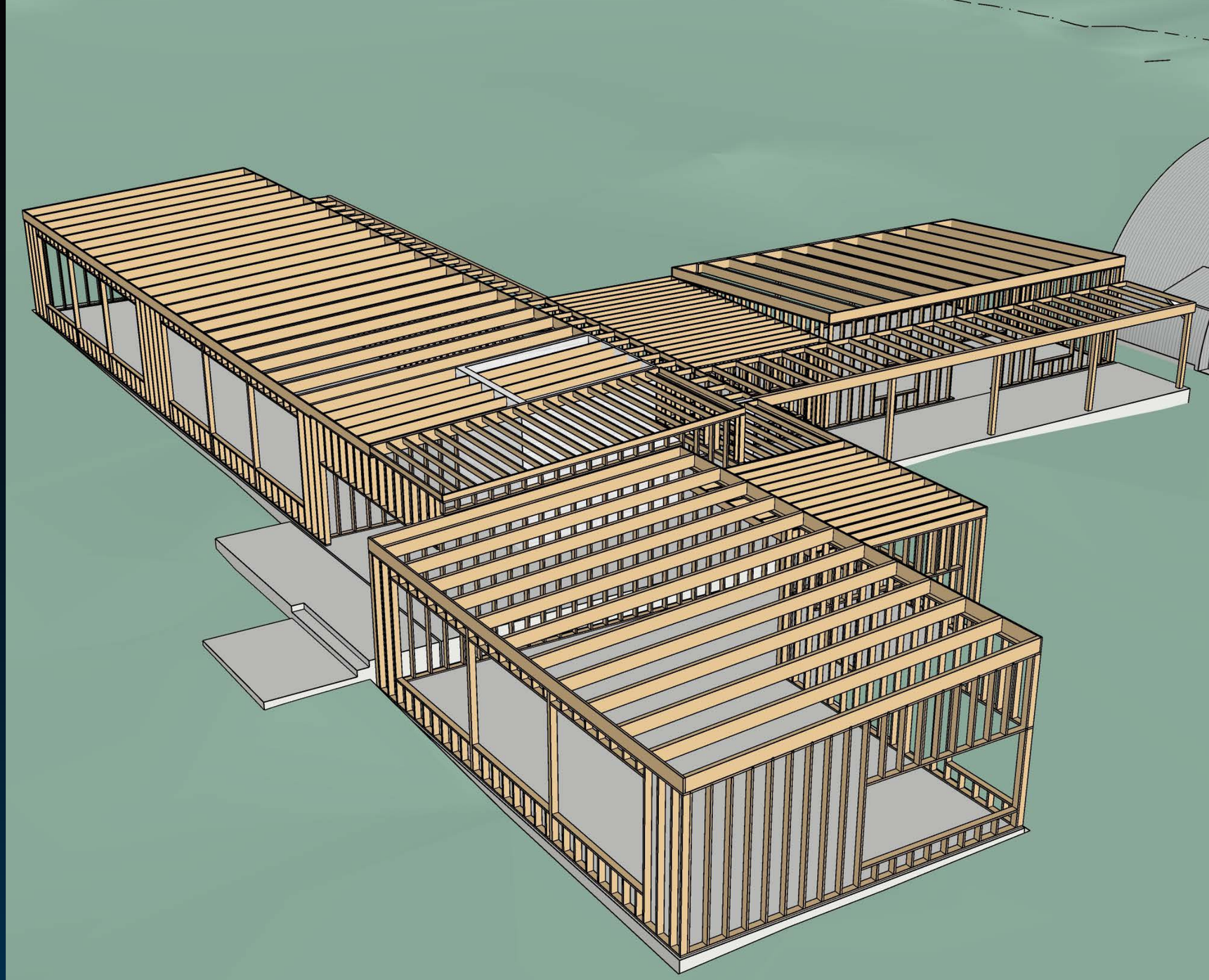
- Mold. WIll need to be remediated.

- Asbestos in floor finishes, mastic, and drywall tape. All will need to be removed and remediated.



Roof Framing

- Large areas appear to be overstressed under current code required snow loading. Will need further exploration. Likely will require replacement or reinforcing.

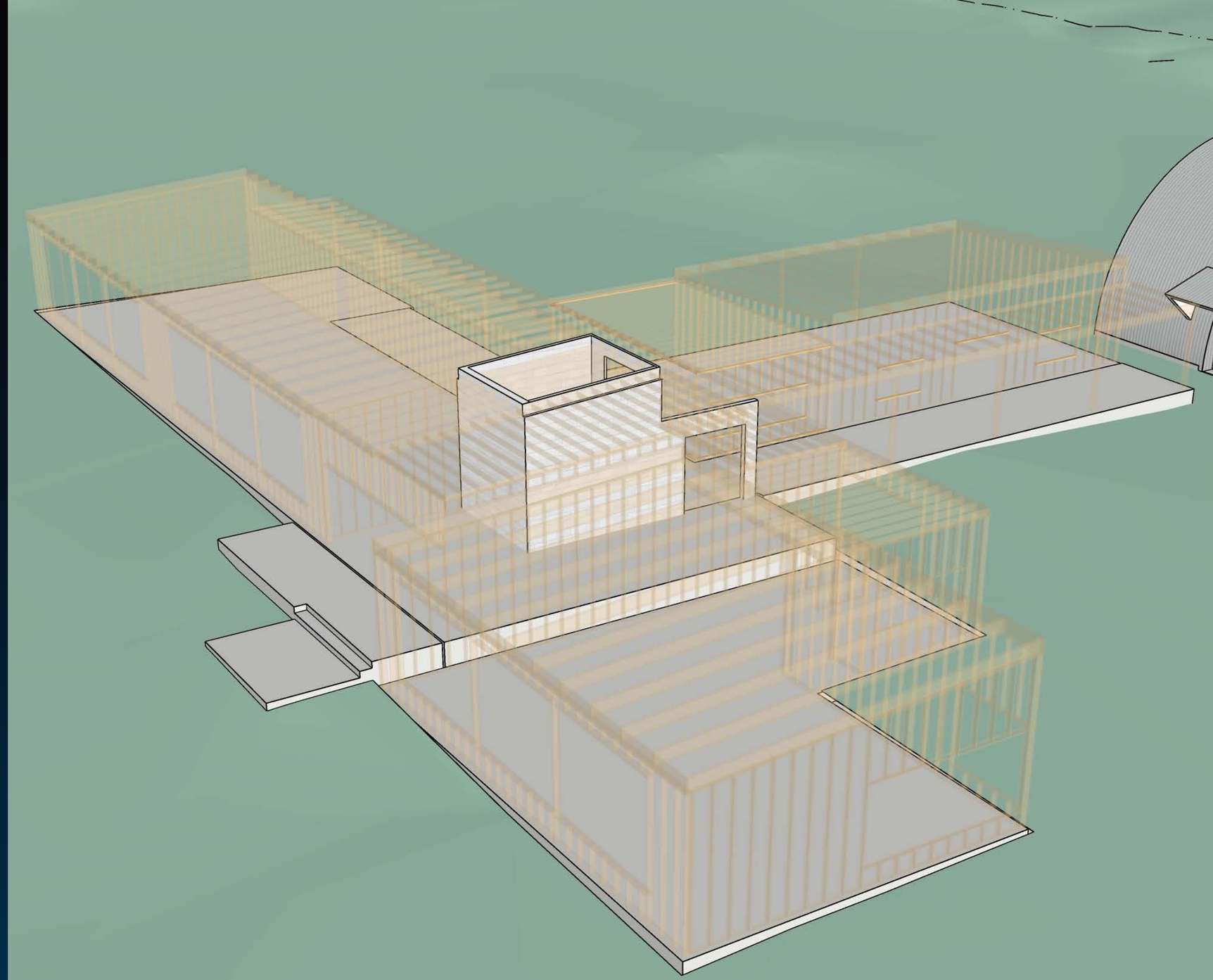


Wall Framing

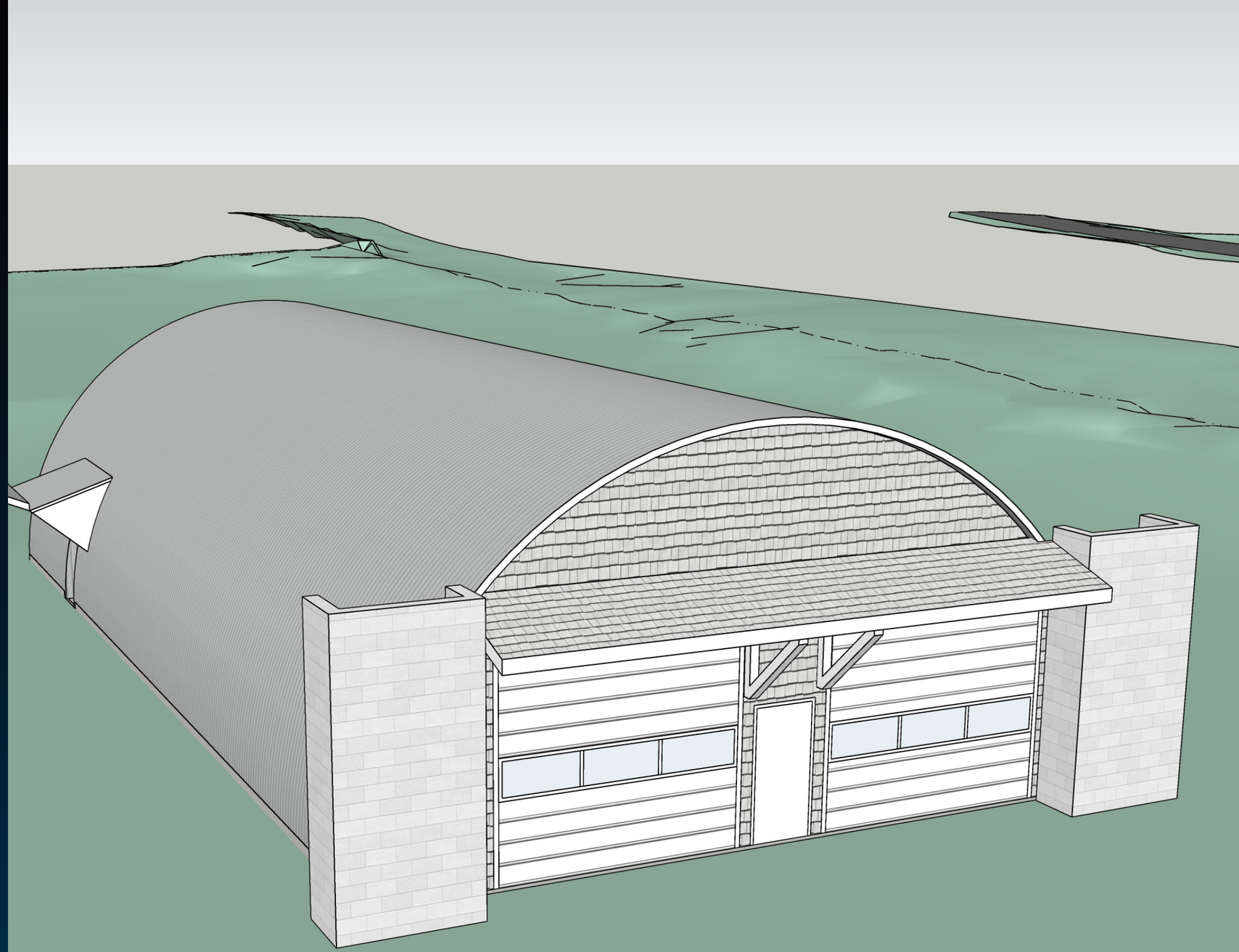
- Lots of rot in sill plates.
- Framing largely sitting at or below grade.
- Mold. WIll need to be remediated.
- Will need to be replaced/ reconfigured based on new location of openings and shear wall design.

Foundation/Slab

- Slab edge deteriorating in multiple locations. Anchor bolts exposed and rusting in multiple locations.
- 3.5" slab with wire mesh. No rebar in slab according to drawings.
- In order to provide proper foundation for shear wall tie downs and walls will need to repair slab edge. Will require removing framing to access and dowling to old slab.
- Framing ideally would be set on conc curb so wood not sitting at or below grade.
- More labor intensive and risky to reuse foundation than to pour new proper slab and footings.

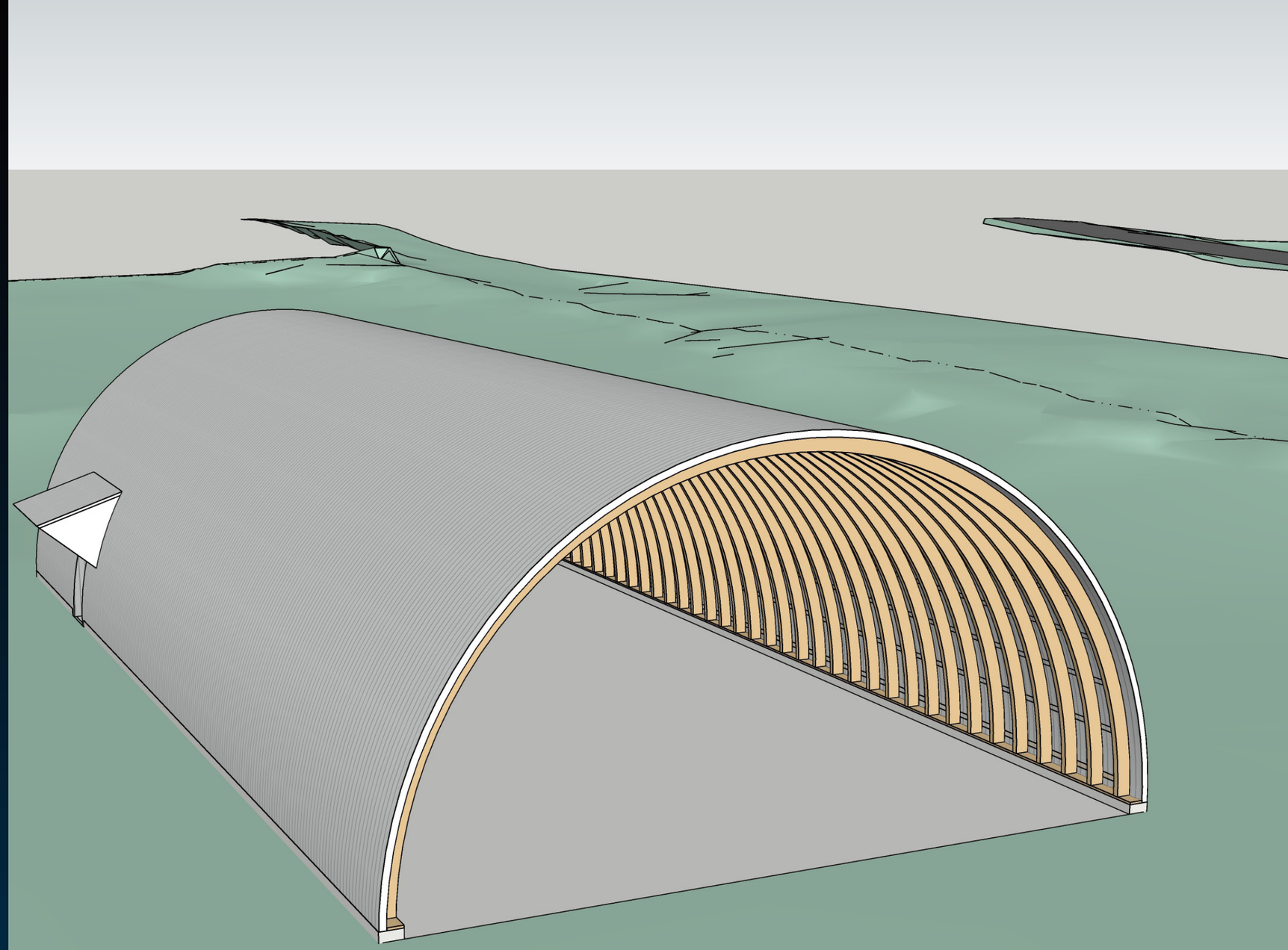


Q-Hut



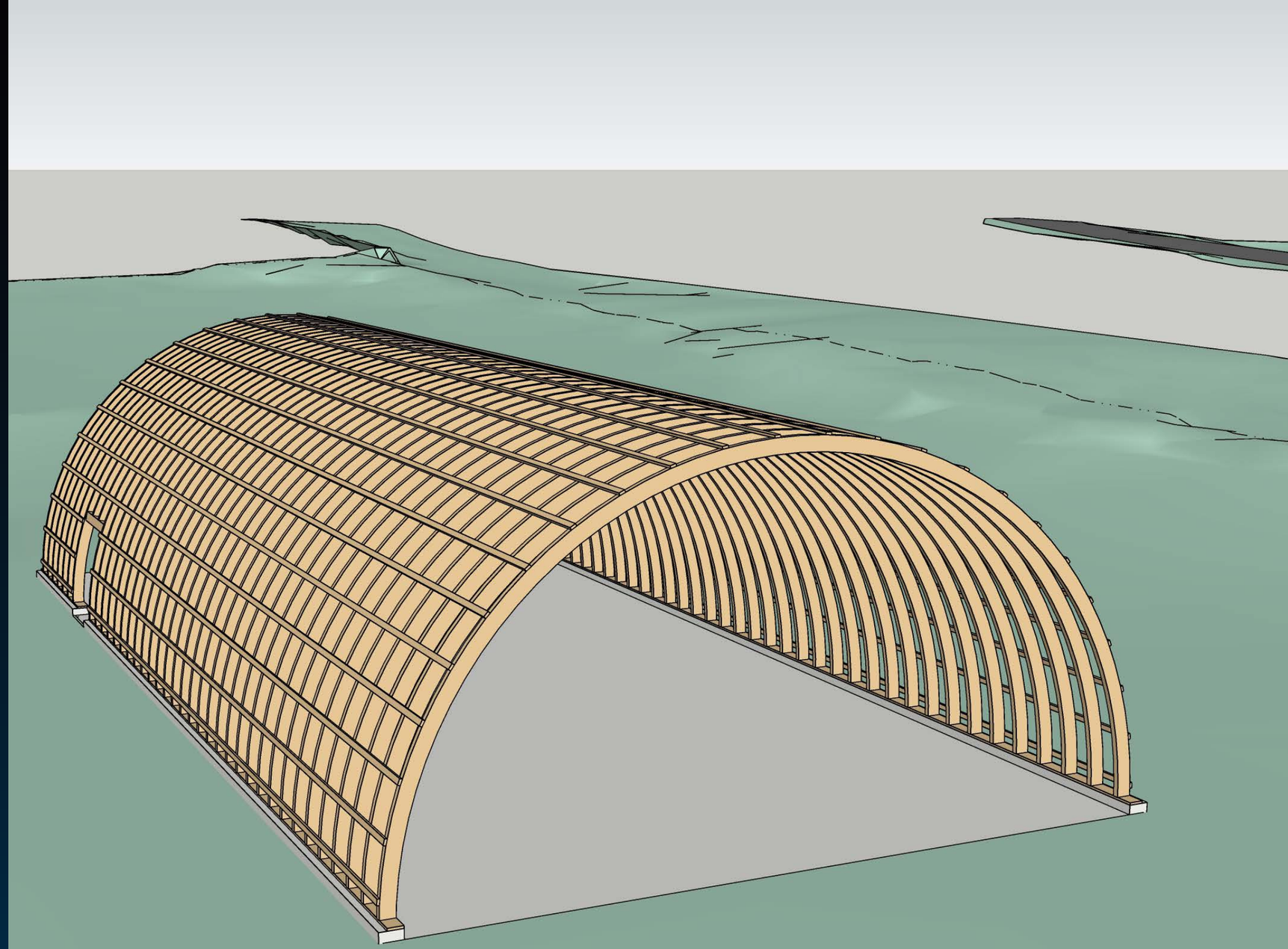
Roofing

- Asbestos is on roof in silver paint. Metal roof must be removed to remediate affordably.



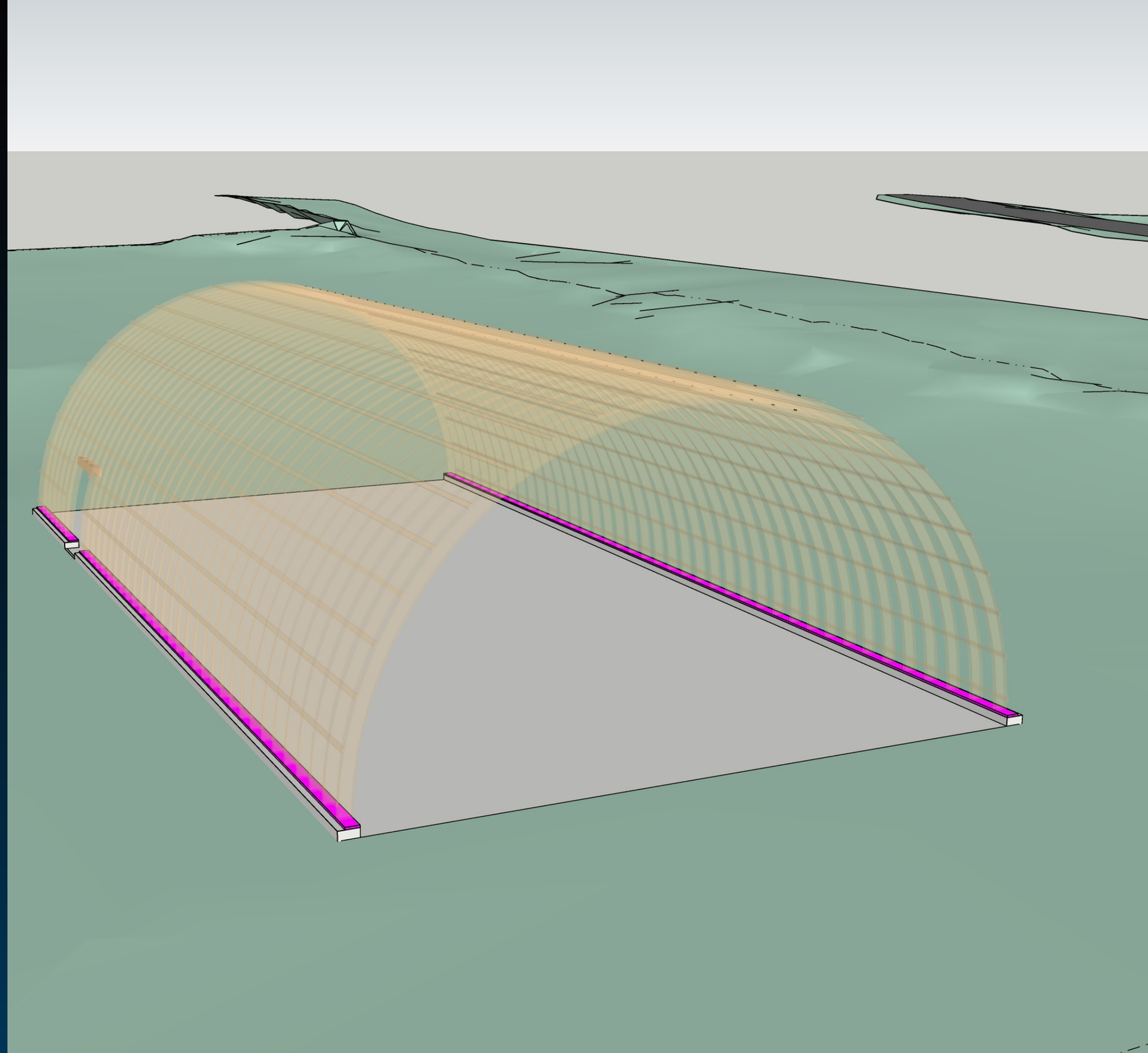
Framing

- Rot at sill plates.
- Likely undersized for current code required snow loading. Will need further exploration. Likely will require replacement or reinforcing.
- Some mold.

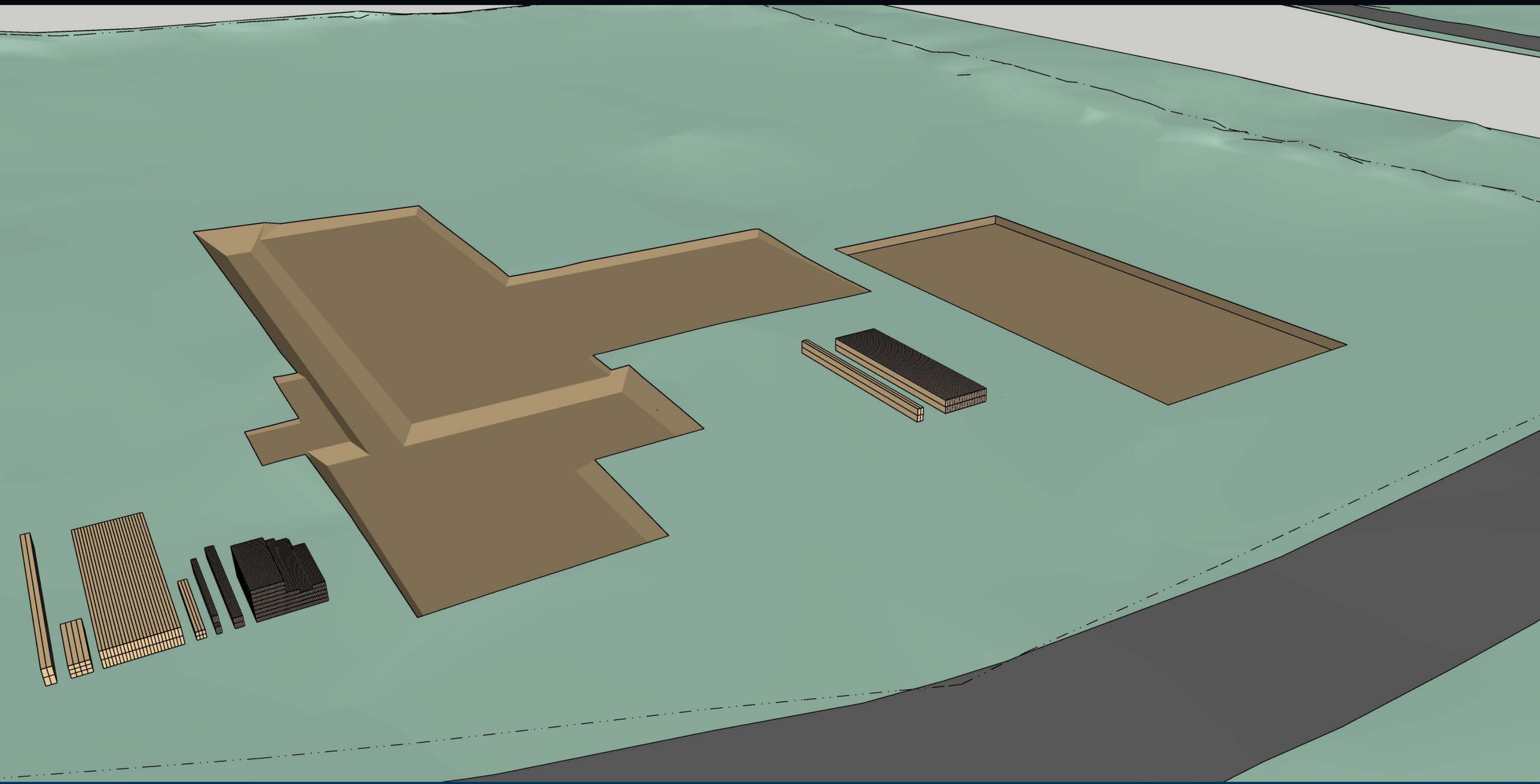


Slab

- Significant cracking at slab and curb.
- In order to provide proper foundation for tie downs and roof framing will need to repair slab edge. Will require removing framing to access and dowling to old slab.
- Actual slab depth/rebar content unknown. Would require more testing to determine.



What's Left?



Cost Comparison - Selective Demo (to salvage studs) vs. Mass Demo (with new studs)

	Selective Demo	Mass Demo
Mass Demo - Excavator removing building and foundation and hauling offsite	$ -	$ 60,000.00
400LF of New 2x6 Studs (3 plates and studs every 16") - Materials only		$ 3,570.00
Selective Demo of roof and walls. Remove nails, Spray for Mold (3 weeks - 4 guys prevailing wages)	$ 33,600.00	
Mass Demo of slab, finishes, and footings (Excavator and Dump Trucks)	$ 42,000.00	
Assume 1/3 of new studs needed (1/3 of studs damaged, cracked or rotten) Materials Only	$ 892.50	
Connex for storage of materials	$ 2,500.00	
Sub Total Costs	$ 78,992.50	$ 63,570.00
General Conditions for 3 added weeks to the schedule	$ 20,937.00	
Markups on Raw Costs (assumes 10%)	$ 7,899.25	$ 6,357.00
Total Costs	$ 107,828.75	$ 69,927.00
Delta	$ 37,901.75	
Time required to complete	5 weeks	2 weeks

Summary

- Roof, sheetrock, and flooring must be removed.
- Roof structure is inadequate.
- Siding and windows rotten and inadequate.
- Exterior sheathing inadequate.
- Concrete compromised and needs piles at risk category IV.
- Slab cracked and needs vapor barrier.
- Cost of salvage studs higher than new.

WRK Report
Analysis

- Executive summary describes report's recommendations as a "conceptual strengthening scheme to address the deficiencies".
- Visual assessment only. Does not account for information learned in 2022 Hazmat, Geotech or MTI reports.
- Assumes same configuration. No new interior walls, additions, or change to layout.
- Assumed Risk Category 2. Did not account for police department as Risk Category IV.
- Not a complete estimate based on needs of city hall and police department. Values provided are insufficient.

WRK Report
Design Teams
Cost Concerns

- WRK included one year of escalation at 3%. ENR reports 30.76% construction cost escalation from 2018 to 2022.
- Estimate includes no site work, parking, utilities, or landscaping.
- At school building included an allowance of $30k for finishes. ($5.48/SF of current building footprint). Painting alone will be more than that. Need all new flooring, ceilings, walls, base, hardware etc.
- Includes $8,000 for concrete. Insufficient for state of foundation.
- Included an inadequate electrical allowance to replace all electrical systems including power, lighting, low voltage, security.
- Inadequate values for thermal & moisture protection (roofing, siding, insulation).

Question Posed at end of Community Meeting 3

The existing buildings are in such poor shape that to "reuse" them would really mean rebuilding them from the slab up.

Should we:

Keep pursuing rebuilding existing structures in current configuration?

Or:

Focus resources on proceeding with new design options?

What We Heard

- At the meeting there was a preference for proceeding with new design options, though there were some dissenters.
- Online Survey results:

Keep pursuing rebuilding existing structures in current configuration? 15%

Focus resources on proceeding with new design options? 85%

Cost Model

Concept Design For Estimating Purposes Only

Community Design Goals

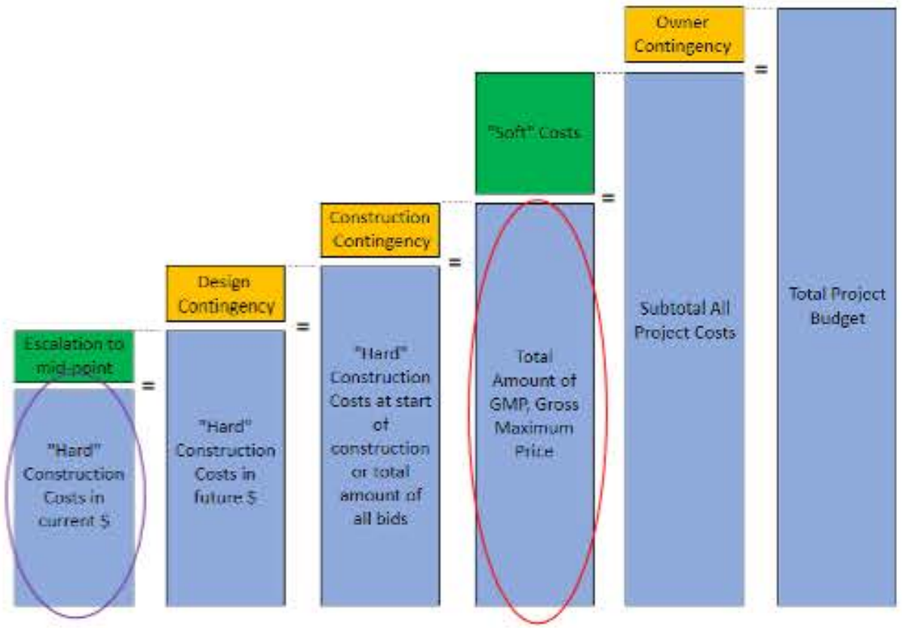
- Compact/Simple
- Limited sitework.
- Preserves as much site as possible for future uses.
- Efficient floorplan/perimeter.
- Flexible.
- Meets needs of staff and police.

Community Design Goals

- Simple forms.
- Natural materials.
- Cohesive/Of the place – see Bank and Library buildings.
- Welcoming to the community.
- Durable.

Construction Estimate

Description	Markup	Amount
Div 1: General Conditions		$ 358,050
Div 3: Concrete		$ 128,880
Div 4: Metals		$ 6,000
Div 6: Wood		$ 474,414
Div 7: Thermal & Moisture		$ 345,662
Div 8: Doors & Windows		$ 179,420
Div 9: Finishes		$ 295,539
Div 10: Specialties		$ 18,300
Div 11: Equipment		$ 4,000
Div 12: Furnishings		$ 94,270
Div 13: Special Construction		$ 75,000
Div 21: Fire Sprinklers		$ 81,180
Div 22: Plumbing		$ 62,900
Div 23: Mechanical		$ 81,300
Div 26: Electrical		$ 357,950
Div 31: Earthwork		$ 309,400
Div 32: Site Work		$ 205,363
Subtotal		**$ 3,077,628**
Escalation	5%	$ 153,881
Construction Contingency	5%	$ 161,575
Overhead & Profit	7%	$ 237,516
Subtotal		**$ 3,630,601**
Insurance	1%	$ 36,306
Subtotal		**$ 3,666,907**
Bond	1.75%	$ 64,171
TOTAL PROPOSED GMP		**$ 3,731,078**



- Total proposed GMP is $3.73M based on $3.08M in hard costs
- Soft costs, owner contingency, & funding models are being developed to determine Total Project Budget
- GMP does not include a design contingency as team thought it was unnecessary

Takeaways

1) To renovate the school to the appropriate quality and standards is to rebuild it from the ground up.

2) To try and repair these buildings will be incredibly labor intensive. It will be more expensive and comes with risk of unknowns.

3) New construction offers ability to optimize the layout as opposed to forcing it to fit in the existing layout.

4) The design and contracting team believes that new construction presents the most cost effective approach with the least risk for the City.

Next Steps

1) Council feedback on site & building concepts.
2) Can team schedule next public meeting to present construction budget?
3) Should team keep quonset hut for future storage/future project?
4) Can team proceed with new construction scheme and develop a schematic design and finalize budget or should we continue to analyze renovation options?
5) What other information do you need from us to make a decision?