

An architectural rendering of a modern, single-story town hall building. The building features a light-colored, possibly metallic or stone, facade with large, dark-framed windows. A central entrance is visible with a small canopy. An American flag flies on a tall pole to the right of the entrance. The building is surrounded by lush green landscaping, including trees and shrubs. In the foreground, a paved walkway leads towards the building, and a few people are walking on it. The sky is blue with scattered white clouds.

Manzanita City Hall Town Hall

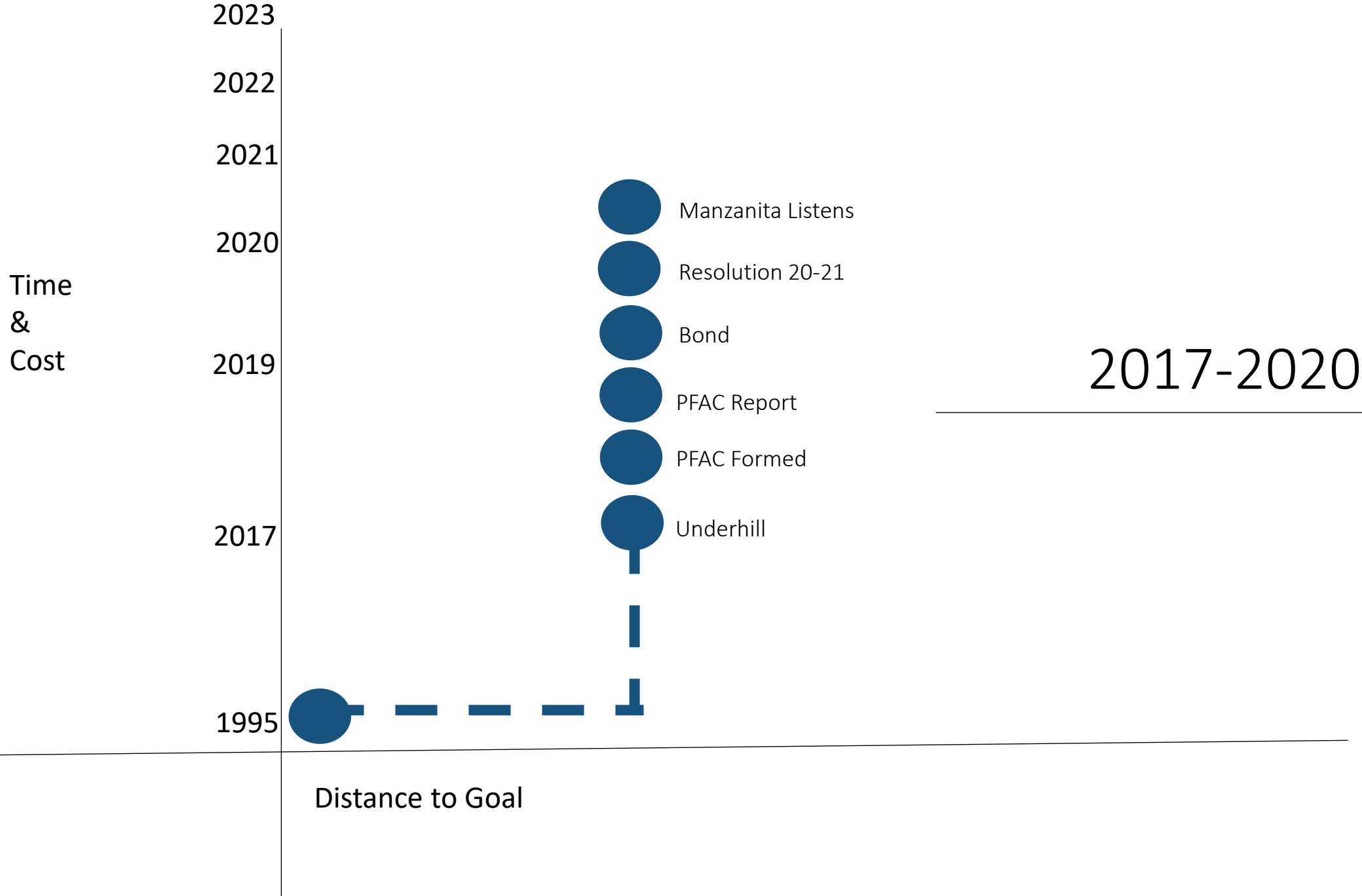
Final Design and Construction Update

February 27, 2024



Meeting Overview

- Project History
- Project Challenges and Cost Impacts
- Next Steps | Construction Timeline
- Design Update



Resolution 20-21

RESOLUTION NO 20-21

A RESOLUTION APPROVING THE DESIGN AND CONSTRUCTION OF A NEW CITY HALL FACILITY FOLLOWING REMOVAL OF THE EXISTING STRUCTURES ON THE UNDERHILL SITE AND ADOPTING PROJECT PRINCIPLES

WHEREAS, the City of Manzanita needs a new City Hall to consolidate city services in a single location, promote more efficient government, and to accommodate future growth; and

WHEREAS, the City has purchased the Underhill Plaza property for a new City Hall; and

WHEREAS, a new structure can be designed to meet the City's program requirements and would have lower life cycle costs as new building expected to have significantly longer useful life; now, therefore

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

Section 1. The City will pursue a design and construction of a new City Hall.

Section 2. The City will remove the existing structures (old school and Quonset hut) on the Underhill Plaza site.

Section 3. The City will adopt the following seven project principles to provide direction and guide future decision makings for the new City Hall project design and construction.

1. ESSENTIAL

There is an urgent need for a new City Hall.

- City staff moved out of the current City Hall due to hazardous conditions in the building. Current temporary offices are less than one third of the space necessary for efficient day to day operations and to provide good customer service. A new City Hall has been under discussion for many years, and the time is now to move forward with the project.

2. CONSOLIDATION.

The Project will include a consolidation of Administration and Public Safety into one building.

- Consolidating all City departments into one facility will improve administrative efficiency and provide better service to the community.

3. LOCATION.

The new City Hall will be located on the City Plaza site (formerly Underhill Plaza).

- The City purchased the City Plaza property in 2017 for the expressed purpose of locating a City Hall or other City facility on the property. This property is large and can accommodate the City Hall, and potentially other public/community uses.

Resolution 20-21

- Importantly, the property is outside the tsunami inundation zone, making it an excellent location for emergency response coordination and possible shelter following a seismic event.

4. **NEW BUILDING**

The new City Hall will be designed and constructed on the City Plaza site following demolition of the existing structures on site.

- This decision is based on analysis by experts and a review of that information by the City's third party Project Manager.
- The City is developing a schedule for demolition and continues to work with existing tenants to find alternative business locations.

5. **COMMUNITY OUTREACH**

The City is developing a community outreach plan to seek input from community to inform decisions regarding the City Hall project.

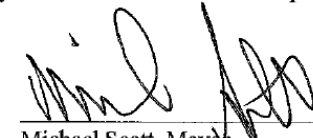
6. **PROJECT MANAGER.**

City will retain an outside Project Manager to assist City staff and the City Council with project direction, planning and implementation.

7. **FUNDING**

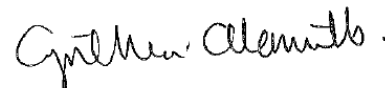
Following the Community Outreach effort, City Council will determine final funding approach for the project, including possible sale of City owned property, loans and other funding sources.

Passed by the City Council and signed by me in authentication of its passage this 5th day of August, 2020.



Michael Scott, Mayor

ATTEST:



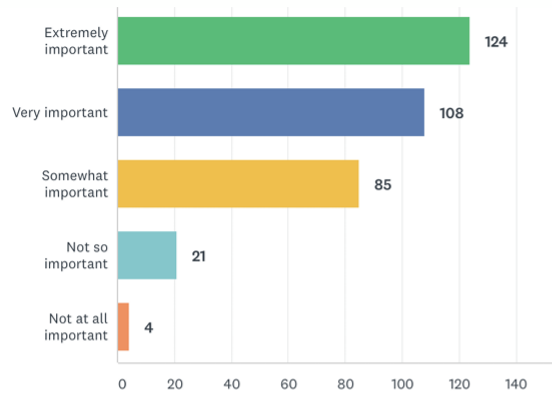
Cynthia Alamillo, City Manager/Recorder

Manzanita Listens

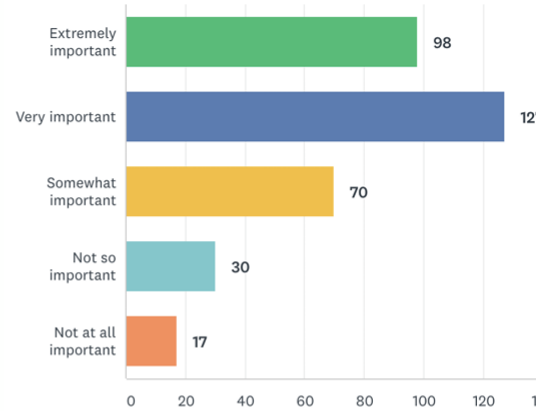
- January 2020 – Council committed to a year long process to listen to Citizens
- Established work sessions to discuss and hear from the public regarding next steps
- Conducted a survey
- Held focus groups



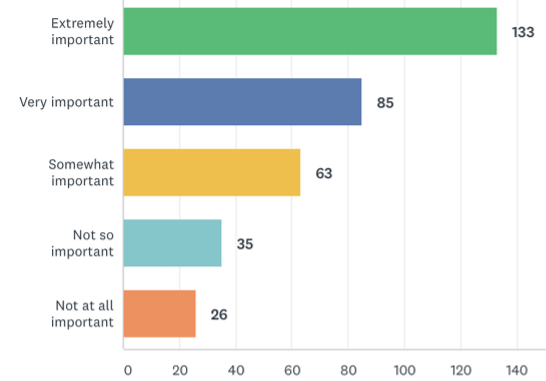
Cost of constructing and maintaining the building.



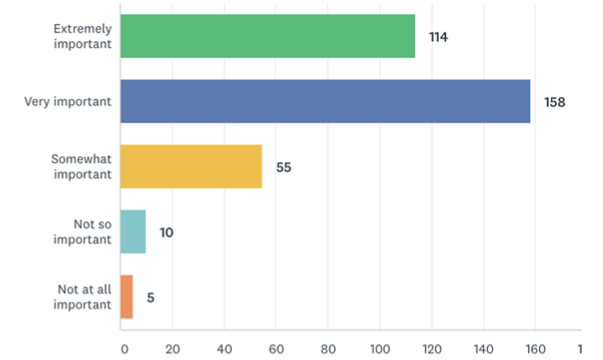
Building sustainability, such as energy efficiency, alternative/renewable energy sources, and electric vehicle chargers.



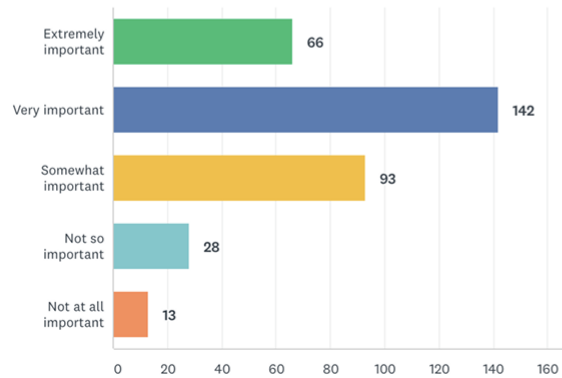
Emergency services. How important is it that the building be designed to be used as an emergency command center when needed?



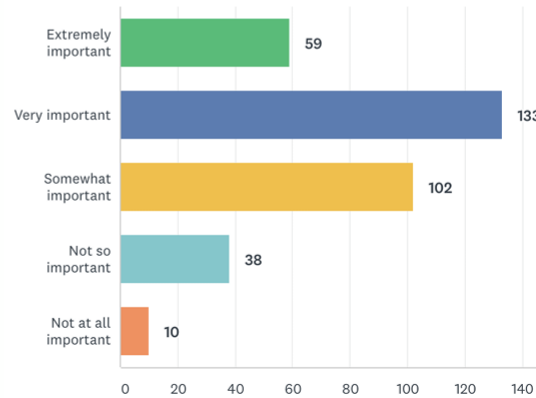
Useful life of the building. How long it will last.



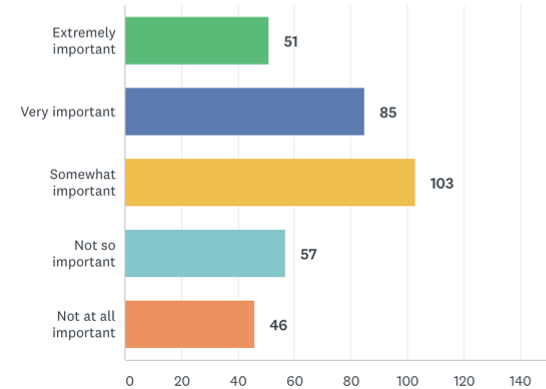
Scalability. The building can be added to at a later time.



Aesthetics/architecture. What the building looks like.



Large community meeting/event space that accommodates up to 150 people. For comparison, the Pine Grove Community House holds 99 people.



Concept Summary



	A	B	C
Construction Type	Limited choice	Wider choices	Widest choice
Material Finishes	Lower quality/durability	Commercial quality/durability	High quality/durability
Design Considerations	Very limited (e.g., low ceilings, fixed floor plan)	Less limited (e.g., increased flexibility for floor plans, building layout)	Few limits (e.g., totally flexible floor plans, flexible ceiling height)
Seismic Preparedness & post-disaster replacement*	Least resilient – likely will require replacement	Moderate – may require replacement	Most resilient –usable post disaster
Sustainability	Code minimum	Code minimum w/some features	Code minimum w/features
Lifespan	Approx. 20 – 25 years	Approx. 40+ years	Approx. 50+ years
Cost	Lowest cost (varies)	Approx. 1.5 - 2 x Cost of A	Approx. 2-2.5 x Cost of A

**All buildings used for public safety are required to meet higher seismic requirements, regardless of building concept*



A: Cheap on front end but will likely replace it in ten years. Would rather see longer term investment.

A: not an economical, cost-effective option. As another person said, look at costs over time.

A: Prioritizes economics over function.

A: Coastal building is difficult. Want something that will last.

A: Nehalem's new city Hall is an A/low ceiling, somewhat claustrophobic. Not what is desired.

A: Given failure of bond, this may be option residents more willing to pay for.

A; Penny wise pound foolish.



B: Like similarity to Columbia Bank and Library

B/C: Would like mindfulness around price tag. Bond was a "swing and miss" because too much was brought under one roof.

B+ option is desired

B/C: would also like new technologies invested in with caution because there continue to be advances in that area.

B+ would be good. Options to cover parking, or additional walkways on site to protect visitors/employees from weather. Design sensitive to senior population.

B: More the kinds of longterm buildings desired in community representative of community and what we admire in community.

B: Design matters. Who we are as community. Want public and employees to be comfortable. Extra design of C adds on to cost. Attractive facade matters.

C: go for "best you can do", plan ahead to make it last long-term.

B/C: Doesn't need to be extravagant but should be able to withstand emergencies.

B/C: Building should be sustainable and long-lasting. Would like to see combination to spend more on B to get benefits of C.

B/C: Additional support. Durability and lifecycle costs should be strongly considered (replacing siding, harsh environment).

C: Longer longevity of life, and getting extra 10 years out of building would make a big difference.



C: Reflects community, and is investment in future. Community is growing and this option reflects future growth.

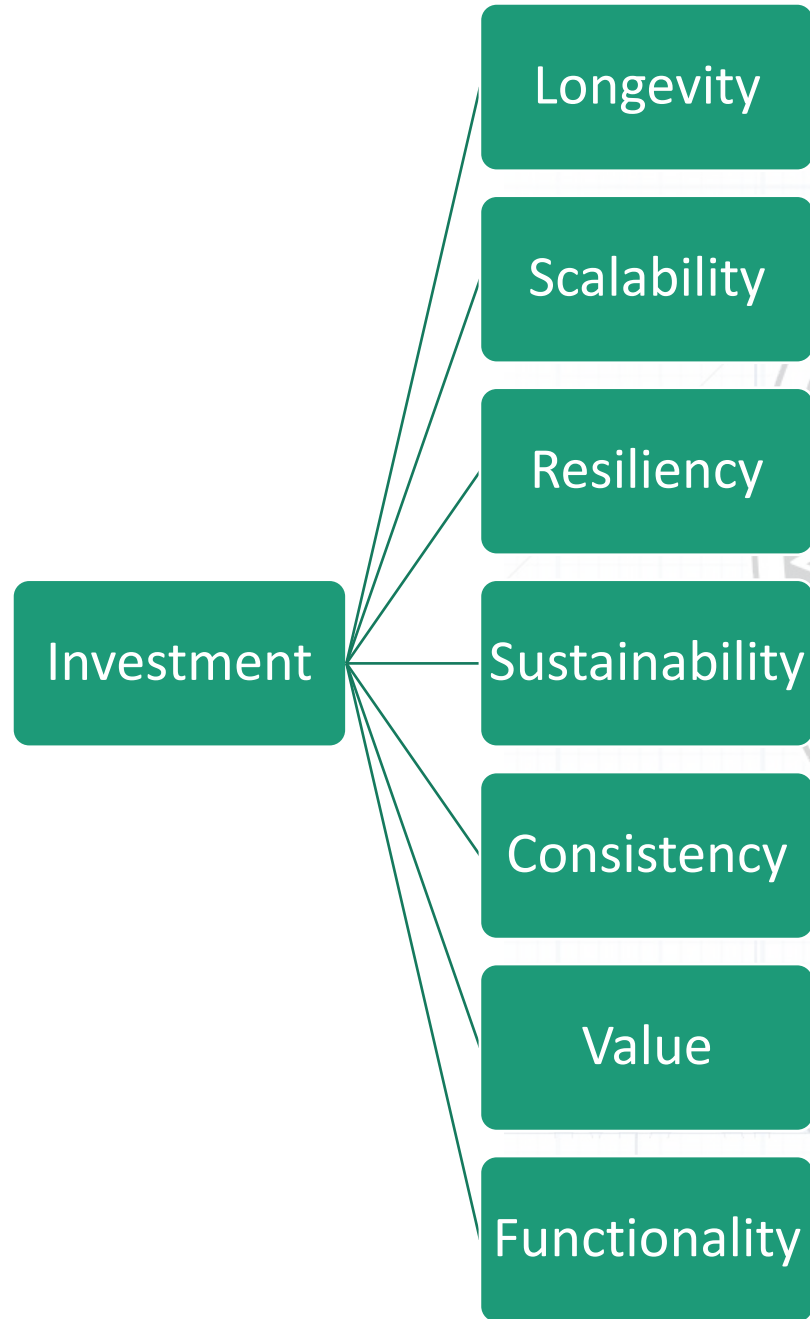
C: steel may be sturdier in earthquakes but drive costs up.

C: Responsibility to region to serve as that hub in emergency ("can't depend on next town over"). (may be achievable with B as well). Not just about city hall staff but broader function of society in emergency.

C: Shouldn't be "pointlessly glitzy".

C: "Go big or go home", would like to see ability to expand/add on to building for future needs in 10-20 years.

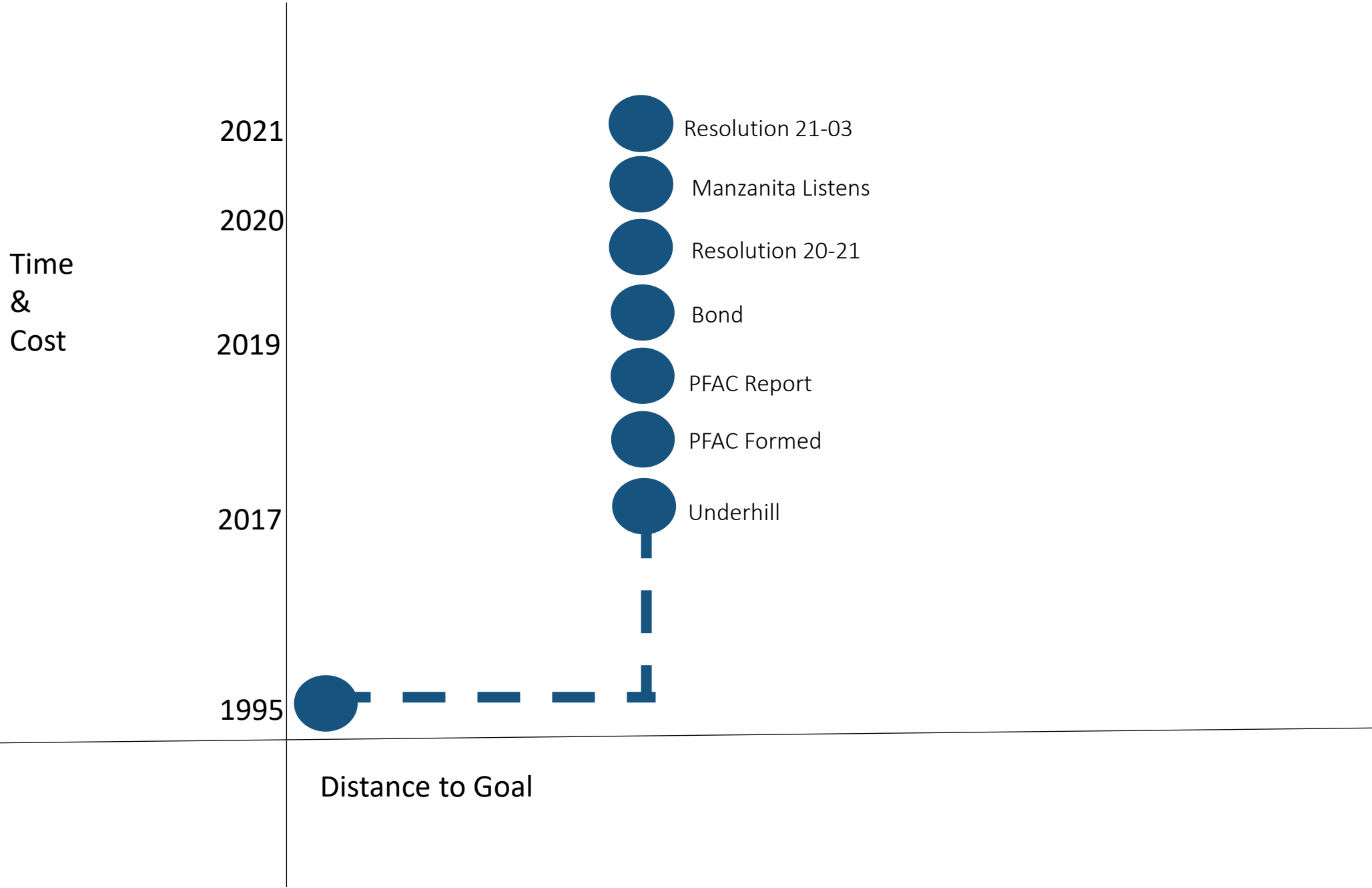
Overall Summary of Input



Option B



B
Wider choices
Commercial quality/durability
Less limited (e.g., increased flexibility for floor plans, building layout)
Moderate – may require replacement
Code minimum w/some features
Approx. 40+ years
Approx. 1.5 - 2 x Cost of A



Resolution 21-03

**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:

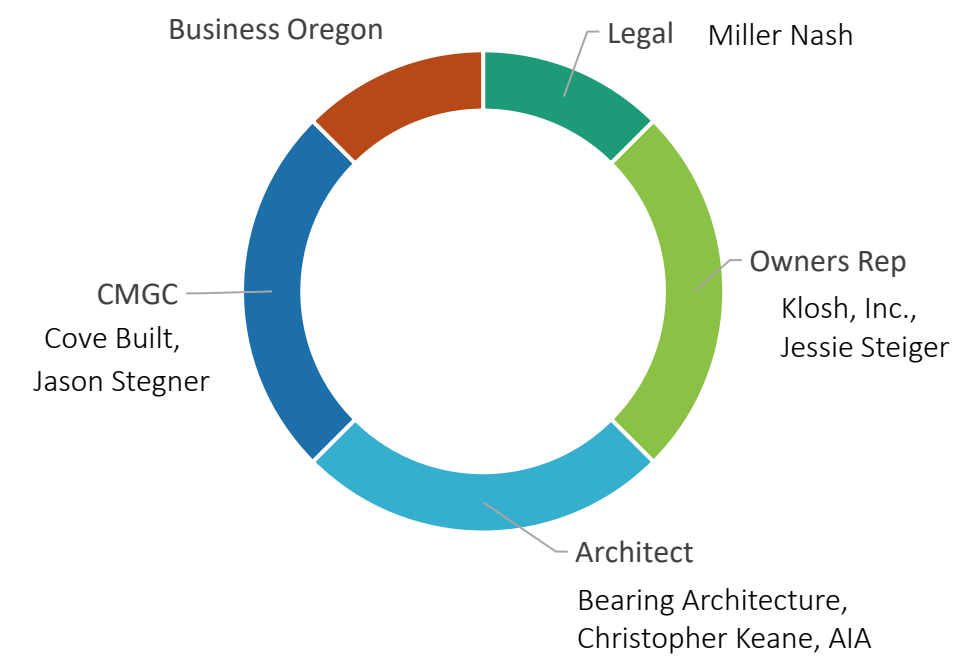
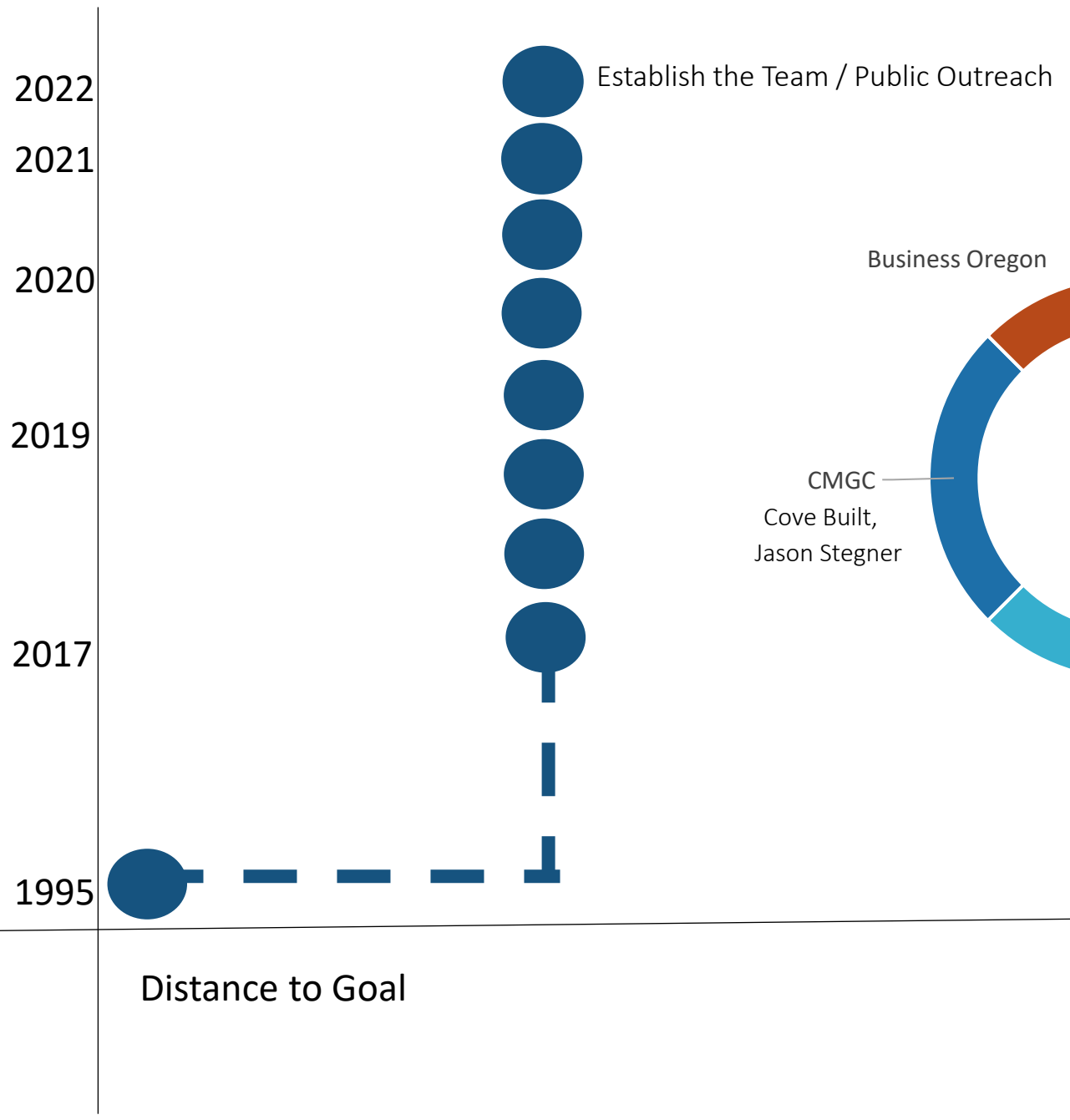
1. The new city hall will combine the most value for the community investment. The city hall will be durable, adaptable, scalable, functional and efficient. The building will be able to withstand coastal conditions and that is resilient in the event of an earthquake.
2. The new city hall will match the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





Project Milestones by Phase

PHASE I

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



PHASE II

- Design Development (DD)
- Construction Documents (CD)
- Construction Contract (GMP)
- Abatement and Demolition
- Construction

PUBLIC OUTREACH





Town Hall 1

- August 29, 2022
- Survey
- How do we gain your trust?
- What do we need to know about the Manzanita culture?
- What should a civic building be like in Manzanita?
- Other programs or uses you'd like to see on the site.
- Do you have ideas about design / development of site you'd like to share?
- Visual Preference Survey

Town Hall 2

Pros

- Compact
- No need to fit program in to existing footprint
- Efficient footprint/benchmark

Cons

- Requires developing future storage
- More demolition
- More limited to salvaged materials



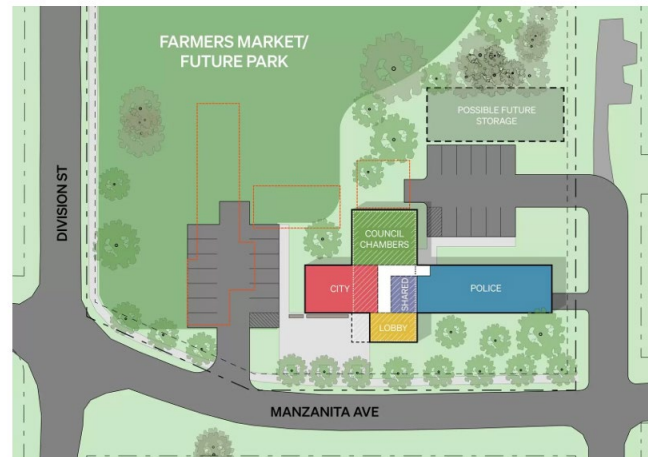
- October 3, 2022
- Showed the community three concept plans
 - Schoolhouse
 - Q Hut
 - New Construction

3 Options

Schoolhouse Remodel



Quonset Hut Reuse



New Construction



3 Options

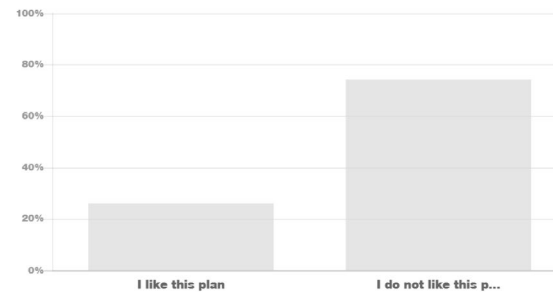
Schoolhouse Remodel



ANSWERS	RESPONSES	
I do not like this plan	62%	45
I like this plan	38%	28

73 Answered 0 Skipped

Quonset Hut Reuse



ANSWERS	RESPONSES	
I do not like this plan	74%	54
I like this plan	26%	19

73 Answered 0 Skipped

New Construction



ANSWERS	RESPONSES	
I like this plan	71%	52
I do not like this plan	29%	21

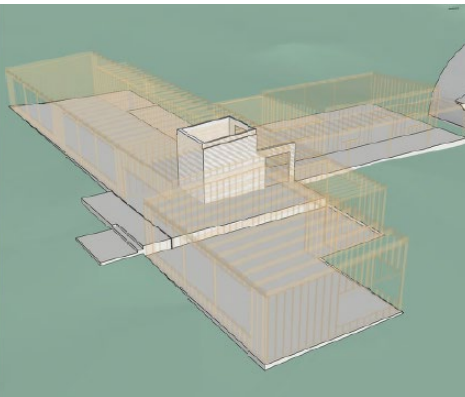
73 Answered 0 Skipped

Town Hall 3

- Nov 16, 2022
- What we learned from our outreach
- What we learned from additional due diligence
 - Hazardous Materials
 - Structural
 - Geo Technical

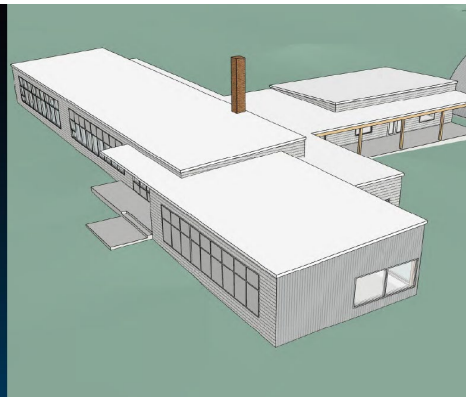
Foundation/Slab

- 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.

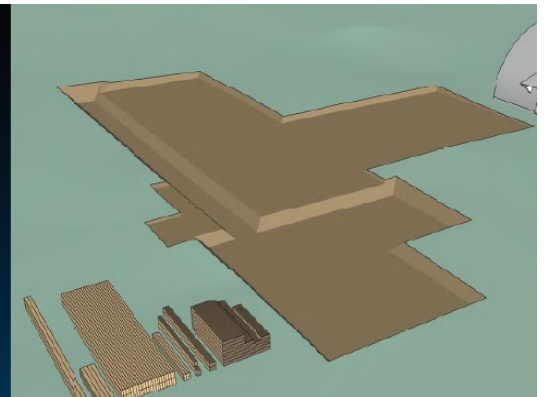


Roofing/Siding

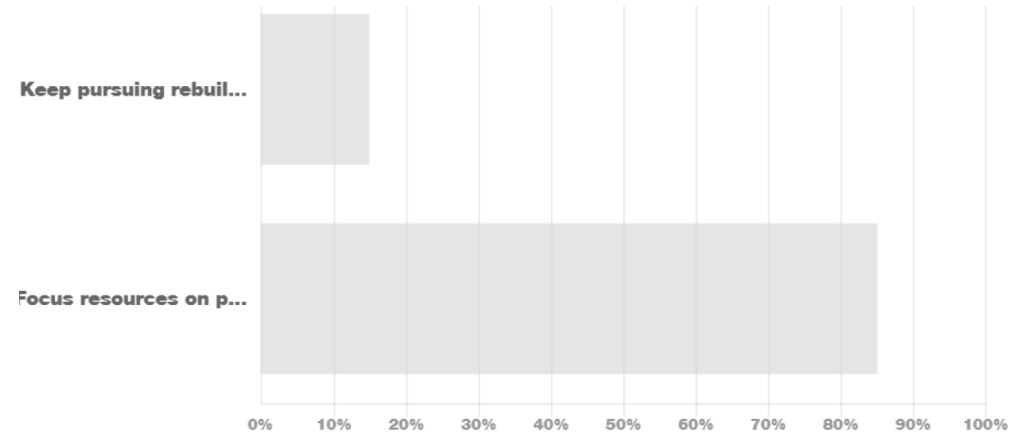
- Asbestos report requires removal of roof material.
- Building has inadequate waterproofing. Siding needs to be removed to properly waterproof.
- Will need to be removed and/or patched based on new location of openings.



What's Left?



survey



ANSWERS	RESPONSES	
Focus resources on proceeding with new design options?	85%	35
Keep pursuing rebuilding existing structures in current configuration?	15%	6

Site Analysis

	Size (acres)	Tsunami Evacuation	ASCE	Landslide	Emergency Gathering	Storage Potential
Underhill Plaza	2.67	Outside	Outside	None	Yes	Yes
Old City Hall	0.22	XXL	Outside	None	No	No
Public Safety / Temp City Hall	0.47	XXL	Partial	Moderate to None	No	No

Scheme 1 Full Demo

- Compact.
- Leaves more of the site for future development.
- No on-site storage.

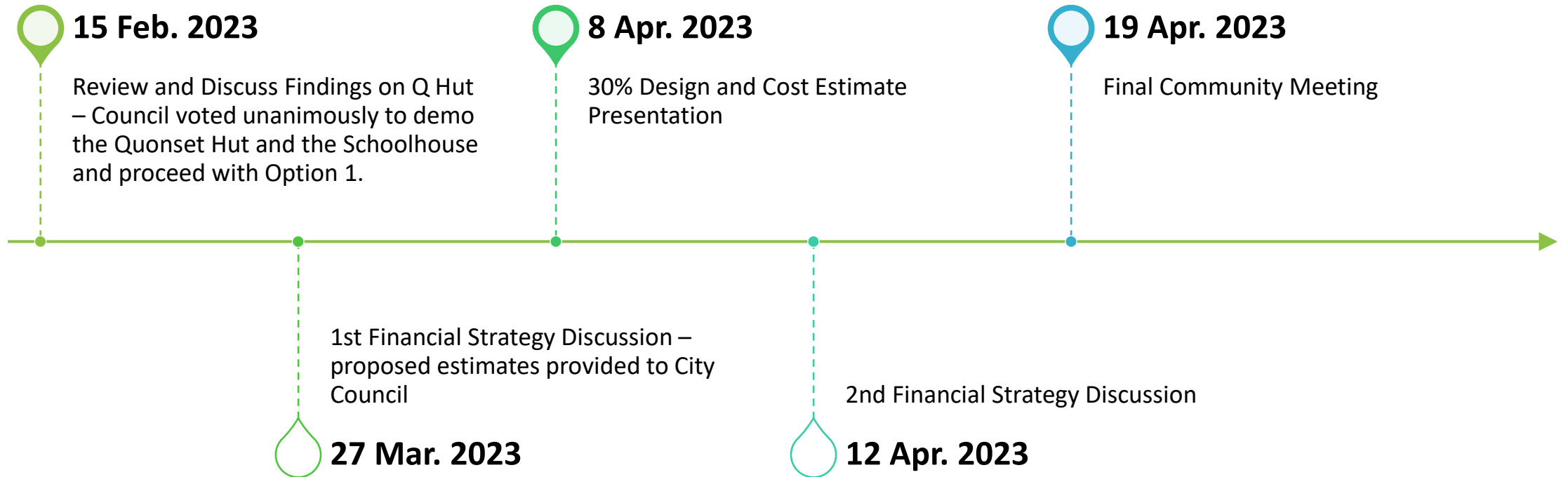


Scheme 2 Salvage Quonset Hut

- Project engages corner of Manzanita Avenue and Division Street.
- Uses more of the site.
- On-site storage remains.



Project Development Schedule





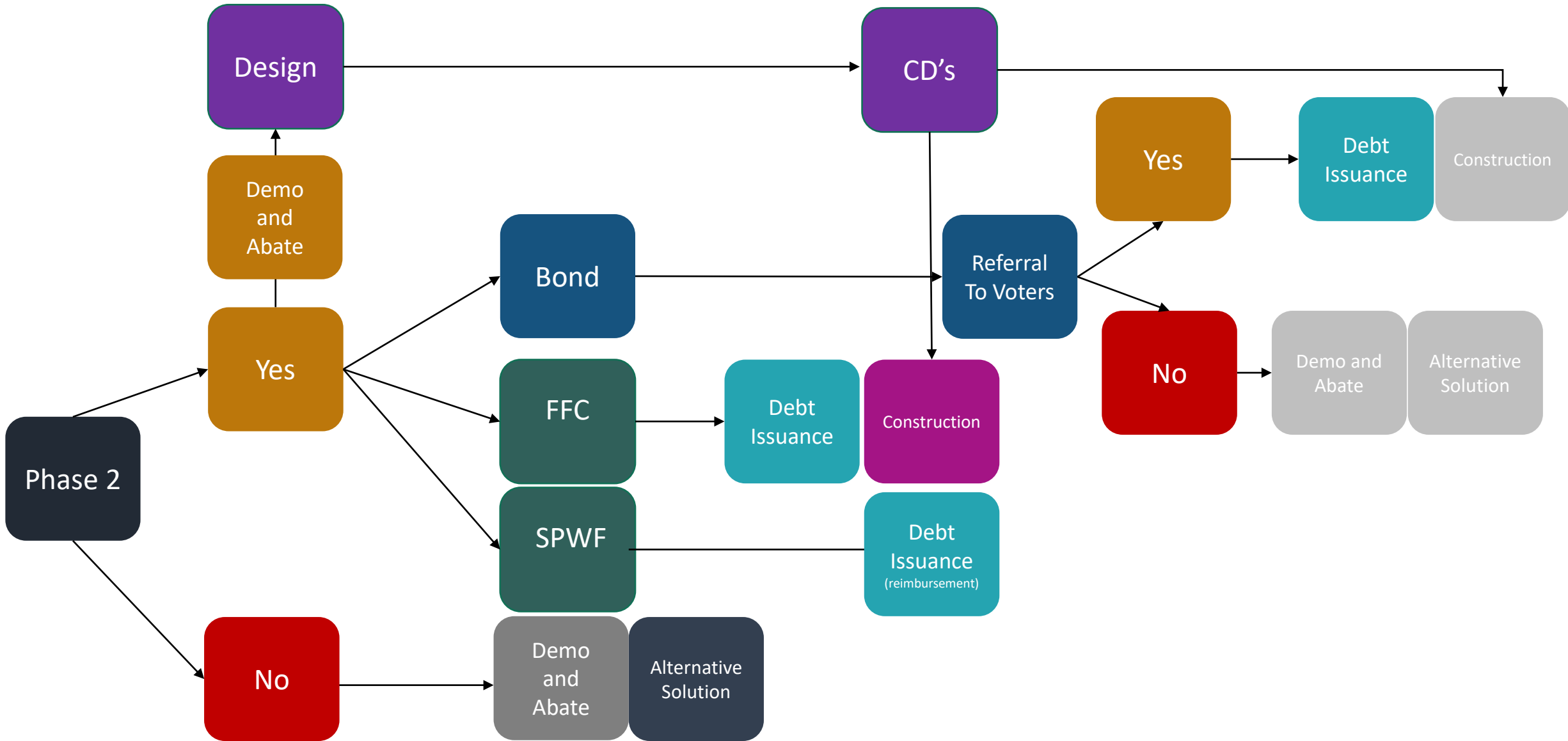
City Hall Project: Town Hall #4 - Live Stream Recording

City Hall Concept Design

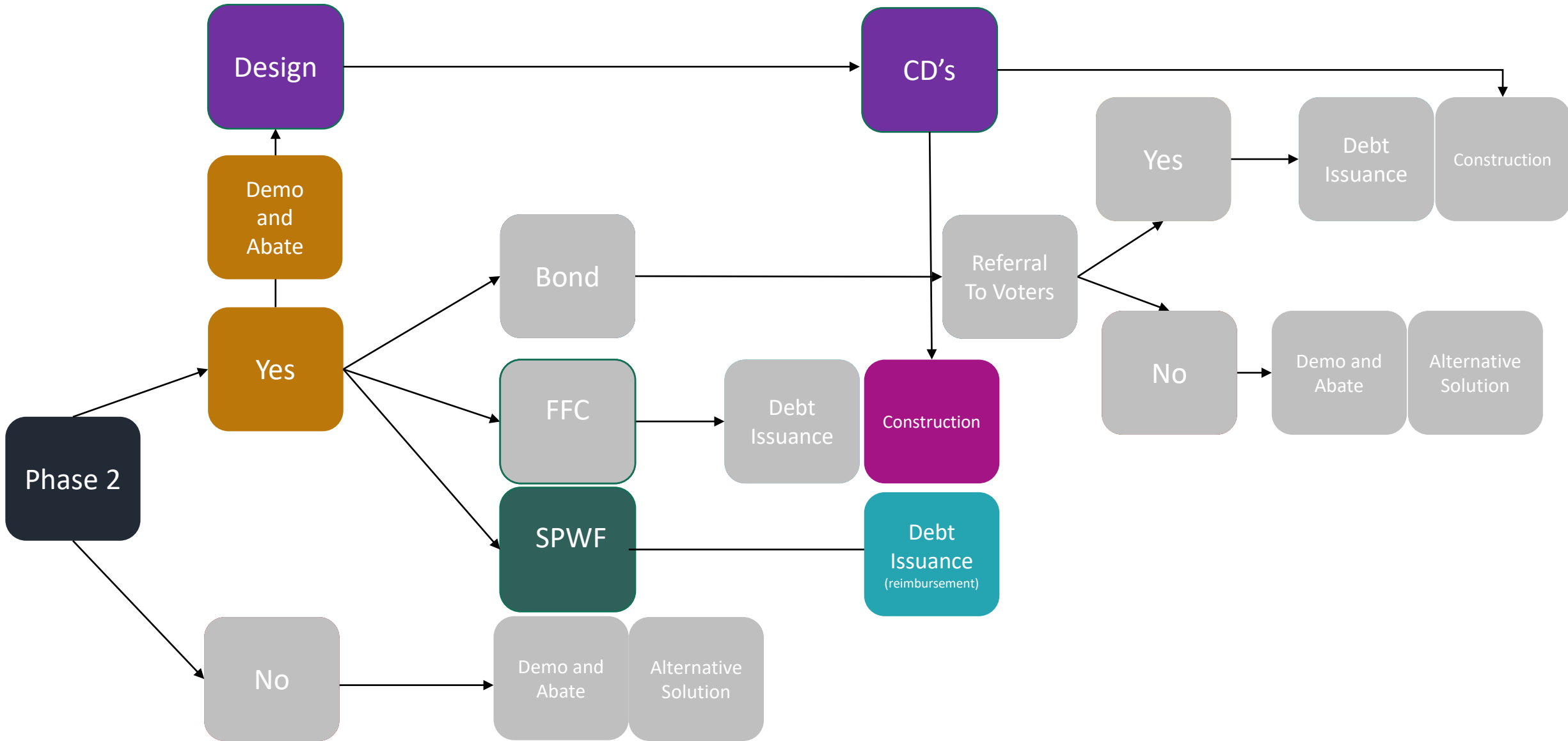
- Compact/Simple.
- Limited sitework.
- Preserves as much site as possible for future uses.
- Efficient floorplan/perimeter.
- Flexible.
- Meets needs of staff and police.



Manzanita City Hall Funding Decision Tree



Manzanita City Hall Funding Decision Tree



Funding Strategy



Project Milestones by Phase

PHASE I

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



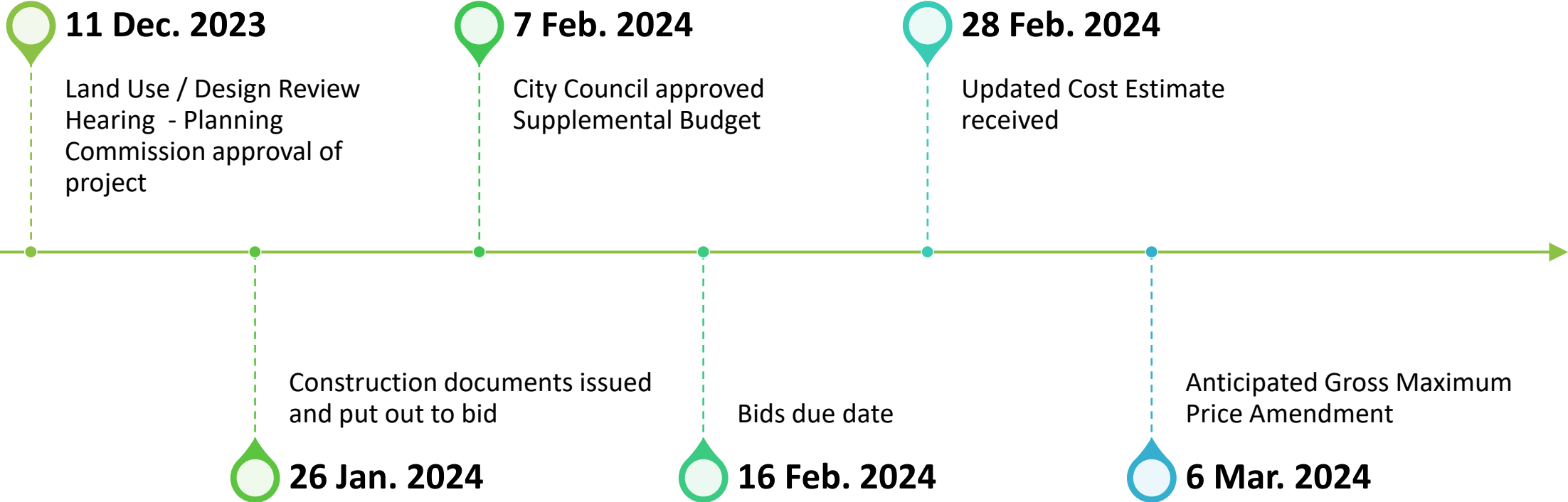
PHASE II

- Design Development (DD)
- Construction Documents (CD)
- Construction Contract (GMP)
- Abatement and Demolition
- Construction

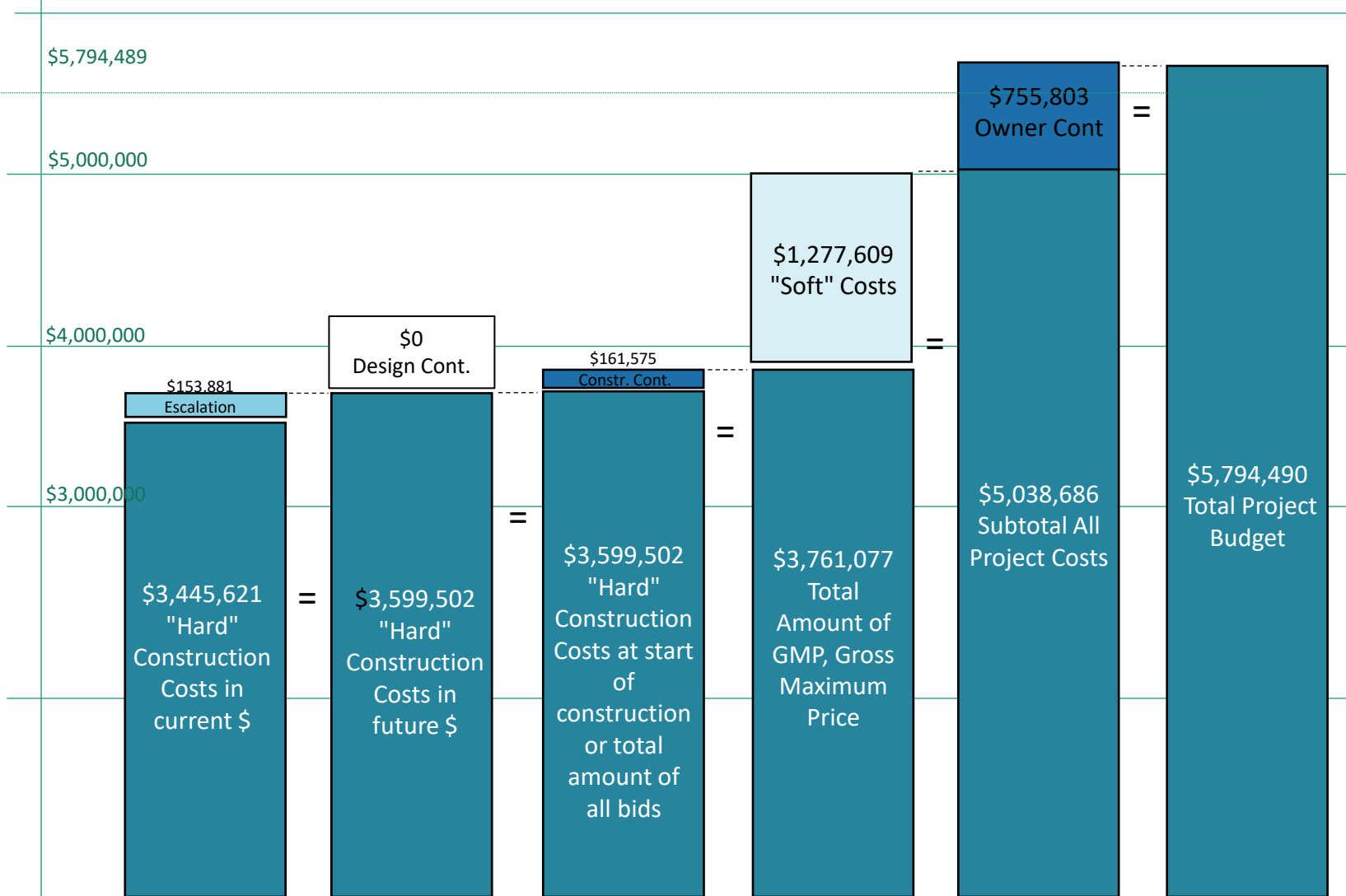
Process – SD to DD

-
- Resumed design after Phase 2 was authorized
 - Geotechnical investigation and foundation design
 - Hazardous materials abatement plans and development fan early work amendment to abate and demo buildings
 - SHPO Clearance
 - Completed Design Development (DD) set late September 2023
 - CMGC conducted pricing of DD set October 2023
 - Revisions to meet target budget October – November 2023
 - November 2023 City Council updated on project budget \$6,000,340
 - Resolution 23-21 early work amendment for abatement and demolition and 23-22 dedicating COVID funding
 - December 2023 Council approval of SPWF Loan Resolution 23-23

From DD – CDs



Manzanita City Hall | Police Station/EOC Project Budget 3/27/2023

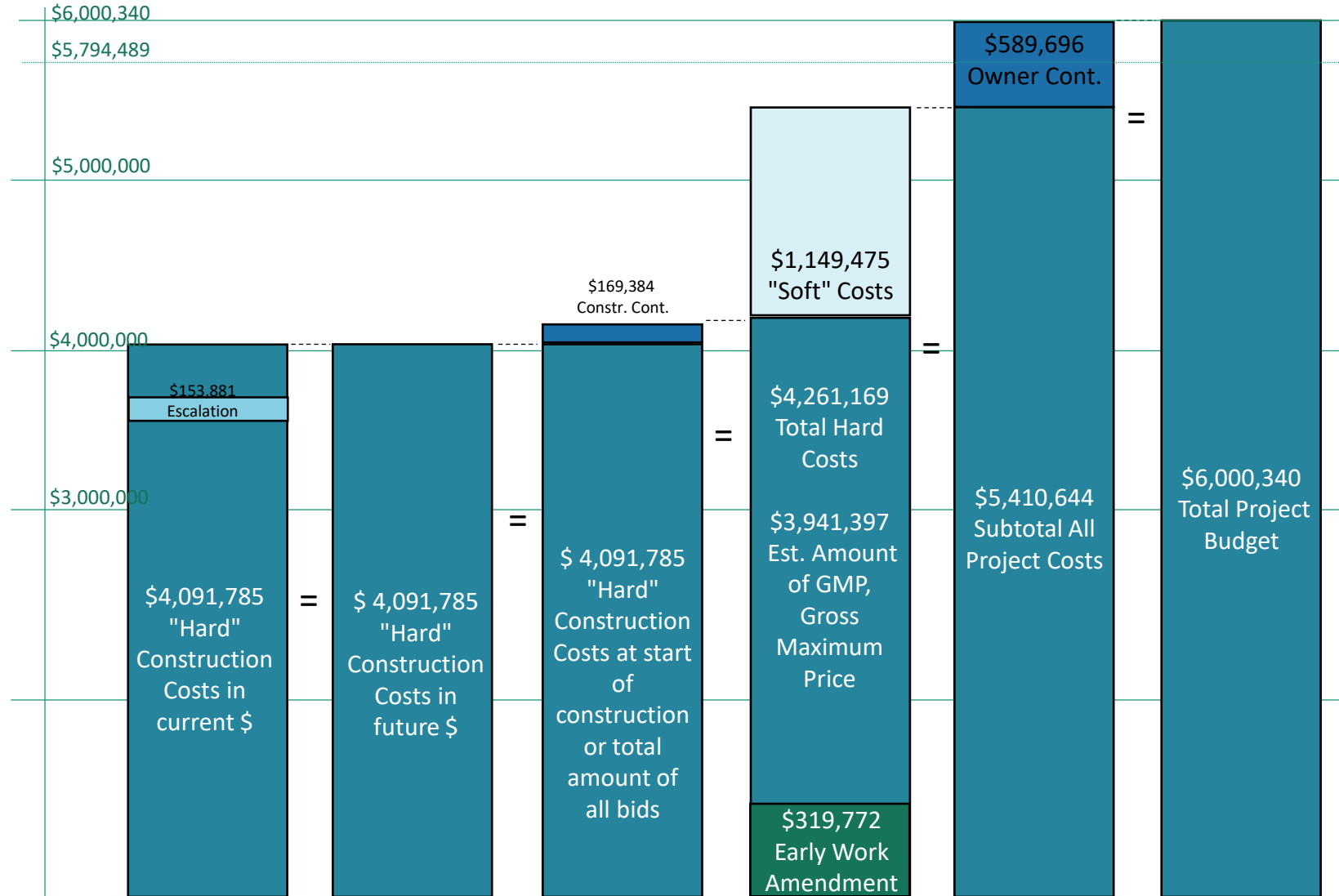


Description of Terms

- "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

Manzanita City Hall | Police Station/EOC

Project Budget 11/15/2023

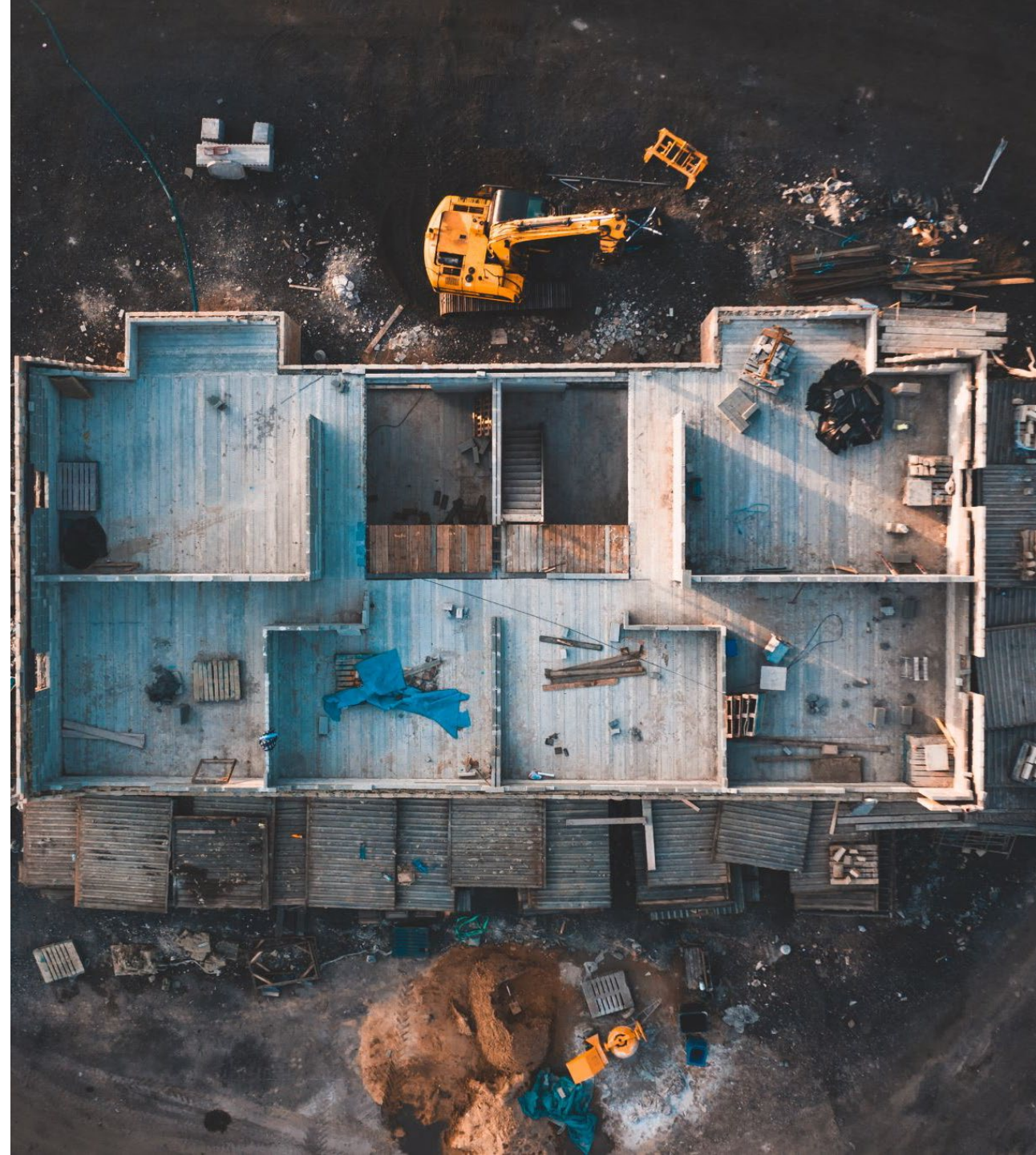


Changes from SD to DD

- GMP from \$3.76 to \$4.26
- 500K increase = foundation, and abatement scope, demo and abatement shift
- Increased project budget \$206K

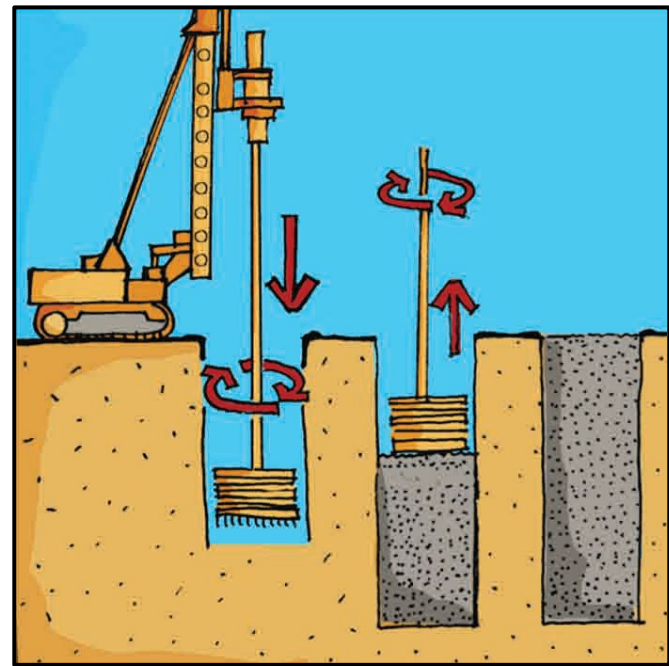
Early Design Challenge

- Deep foundations under Level IV (police) more extensive and costly than early assumptions
- Required separating building functions to stay within budget
- Square footage and overall building program maintained
- Look, feel, and quality maintained
- **END RESULT** – Project has been bid and is within budget!

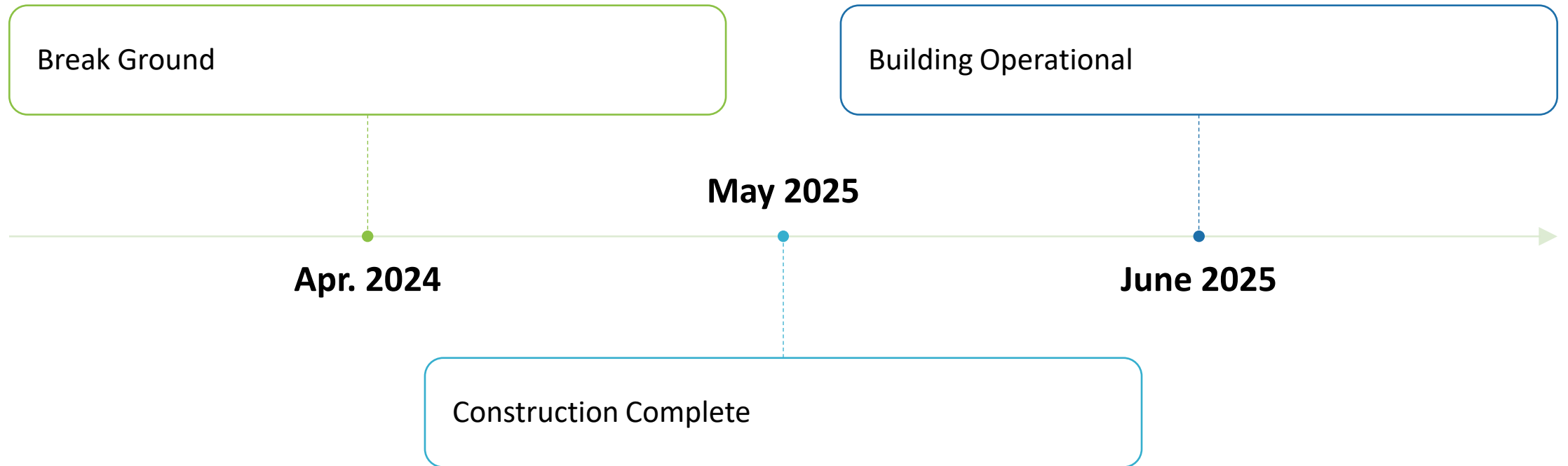


Deep Soil Mixing

April 2024



Construction Phase





Local Jobs.

46% of construction contract
awarded to coastal subcontractors

- Surveying
- Garage Door
- Mechanical
Concrete
- Metal Storefront
- Earthwork
- Framing
- Painting
- Paving
- Gutters
- Plumbing
- Finish Carpentry