



# City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Kathleen A. Garcia, Planning and Community Development Director  
Via Scott W. Huth, City Manager

DATE: June 2, 2014

SUBJECT: Opinion of Probable Construction Costs for Renovation of 1050 Camino del Mar

## REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council review and receive the report on the opinion of the probable constructions costs for the renovation of the current City Hall and TV Studios for long-term City Hall and Town Hall use.

## DISCUSSION/ANALYSIS:

As part of the informational studies for planning new City Hall and Town Hall facilities, the City Council requested that staff assess the current facilities to ascertain their viability for renovation.

### **Current Facilities:**

City Hall functions in multiple buildings at 1050 Camino del Mar.

<b>Name</b>	<b>Year Built</b>	<b>Notes</b>
City Hall Admin Offices	1956	Adapted in 1973 for City Hall
South Building (Gray Room)	1928 (est.)	Unable to be occupied
IT Trailer	Unknown	Leased since 2001
Annex Trailers (3)	Pre 1970s	Recycled from County Library
TV Studio/Chambers	1984	Constructed for TV38 AKA Del Mar TV

In 1973, the City purchased and adapted the old St. James Academy for City Hall offices. While the north building was renovated at that time, the south building was found to be seismically unsuitable for occupancy. It is currently unable to be used, even for storage. The County Library first occupied trailers on the property which were converted to the Annex conference and community rooms and offices upon the Library's relocation. The TV Studio/City Council Chambers were constructed in 1984 for the local television station. Its studio also serves as the Council Chambers. When additional space for city offices (namely Information Technology staff and equipment) was necessary, the City leased a trailer. Since 2001, the City has paid \$42,477 for rental, which averages over \$250/month for the trailer.

## City Council Action:

**Methodology:**

To assess the costs for renovation, an architect, structural engineer and cost estimator did a visual reconnaissance of the existing facilities to identify apparent deficiencies when compared with current code requirements. The observations included visual assessments of the current foundations but no destructive testing or excavations. Therefore, there could potentially be significant unknown costs if a more in-depth analysis revealed additional constraints. Staff would recommend a more thorough investigation if the City Council was to select a renovation option. The recommended improvements based upon this visual assessment are shown in Attachment A.

**Analysis:**

City Hall Building: For the current 3,776 SF City Hall, the renovation would include substantial seismic improvements, replacement of corroded windows with energy efficient glass, replacement of electrical and HVAC system with energy efficient systems, disabled access improvements including an elevator, and tenant improvements. Additional space would be necessary to provide for restrooms, meeting rooms, vertical circulation, and to eliminate rental trailer space. Renovation construction costs are shown in Table A, section A. This estimate assumes that the nearly 60-year old foundation and structure is suitable for renovation.

Gray Room/South Building: To make the 3,020 SF Gray Room building habitable (which includes 360 SF public restrooms) a number of structural improvements will be necessary to renovate the 1920's hollow clay tile construction found in this old school building. It would be necessary to bring the structures up to code so that it may be occupied and to provide a comparable working environment to a Class B office building so that it is able to be used for offices. New restrooms would be constructed. This estimate assumes that the over 80-year old foundation and structure is suitable for renovation. Renovation construction costs are also shown in Table A, section A.

TV Studio/Council Chambers: For the current 2,600 SF TV Studio/Council Chambers, renovation of the windows, electrical and roofing systems would be necessary to bring the structures up to code and provide a comparable working environment to a Class B office building. In addition, termite damaged wood would be replaced and disabled access provisions improved. Renovation costs are shown in Table A, section A.

New Construction: To compare the renovated existing buildings to new City Hall/Town Hall construction, additional facilities would be necessary to match the program:

- City Hall/Gray Room: Additional 2,450 SF to provide a 9,250 SF City Hall
  - TV Studios: Additional 600 SF to provide a 3,200 SF TV Studio/Council Chambers.
- New construction costs are shown in Table A, section B.

All parking is assumed to be surface parking in the existing lots with no changes to the existing site.

**Cost Summary:** The estimated costs for renovation are shown in Table A in a manner that can be compared to the cost of new construction. The professional cost estimation by Cumming Cost Estimators is provided in Attachment B. For the construction necessary to bring the existing facilities to a comparable size as a new City Hall, the costs for additional new construction were included based upon the May 19, 2014, Item 13 City Council Report. These cost estimates are “planning stage” conceptual cost estimates and are based only upon an initial visual assessment. They do not reflect any structural testing or design. It is anticipated that, if the City Council directs further consideration of renovation, these estimates will be refined.

**Table A. Renovation Costs**

	City Hall (9,250 SF)		TV Studio/Council Chambers (3,200 SF)
	City Hall (3,776 SF) Renovation	Gray Room/South Building (3,020 SF) Renovation	TV Studio Renovation (2,600 SF)
<b>A. Renovation</b>			
1. Construction Costs:	\$ 1,415,000	\$ 1,526,000	\$ 918,000
2. Design, Engineering, Permitting, CEQA (16.5%)	233,475	251,790	151,470
3. Other ‘Soft’ Costs:			
a. FF&E, communications, testing, signage (14%)	198,100	213,640	128,520
4. Owners Contingencies	184,658	199,143	119,799
5. LEED certification option	67,407	72,872	41,901
<i>Subtotal - rehabilitation</i>	\$ 2,098,640	\$ 2,263,445	\$ 1,359,690
<b>B. New Construction/Expansion</b>	<i>Add 2,450 SF to total 9,250 SF</i>	<i>Included in City Hall</i>	<i>Add 600 SF to total 3,200 SF</i>
1. Construction Costs:	\$ 980,000		\$ 297,000
2. Design, Engineering, Permitting, CEQA (16.5%)	161,700		49,005
3. Other ‘Soft’ Costs:			
a. FF&E, communications, testing, signage (14%)	137,200		41,580
4. Owners Contingencies	127,890		38,759
5. LEED certification option	19,600		5,940
<i>Subtotal - expansion</i>	\$ 1,426,390		\$ 432,284
<b>Total Project Cost</b>	<b>\$ 5,788,475</b>		<b>\$ 1,791,974</b>
<b>Total Project Cost/SF</b>	<b>\$626/SF</b>		<b>\$560/SF</b>
<b>Total Project Cost both City Hall/Town Hall</b>	<b>\$7,580,499</b>		

Renovation Cost Comparison to New Construction:

The total project costs to rehabilitate both the existing City Hall (\$5,788,475) and the TV Studio (\$1,791,974) are estimated to be approximately \$7,580,499. As reported at the May 19, 2014 City Council meeting, the total project costs to construct a new City Hall and Town Hall on-grade is estimated to be \$9,822,948. However, to be comparable with the Renovation Scenario, the project costs for new construction should not include a plaza, new parking or the site work which are not included in the Renovation Scenario. Excluding those items, the total project costs to construct new are comparably estimated to be \$8,071,536. By comparison, the cost for new construction is only approximately \$500,000 or 6% more than the initial estimation for renovating the 50- to 80-year old buildings.

There are other comparisons that are also part of the equation. A renovated City Hall and Town Hall does not provide any flexibility in its location on the property and does not develop a street presence along Camino del Mar. This renovation scenario would not add additional public parking to the site. It also maintains the current constraints and limitations to operating efficiencies by requiring offices to be on two floors. Flexibility is also limited. In addition, almost half of the building would be over 80-years old and there remain many unknowns to its renovation feasibility.

The City Council may use this information for comparison with other scenarios in the future decisions towards a new City Hall and Town Hall.

ATTACHMENTS:

Attachment A – Recommended Improvements for City Hall/TV Studio/Gray Room  
Attachment B – Cumming Conceptual Statement of Probable Costs

# Attachment A

## Recommended Improvements to Existing City Facilities at 1050 Camino del Mar May 2014 Assessment

City Hall Building: For the current 3,776 SF City Hall, the following rehabilitation would be necessary to bring the structures up to code and provide a comparable working environment to a Class B office building:

- Remodel existing city hall building down to studs and framing in order to structural sheath interior side of exterior walls for seismic upgrade
- Provide new hold-downs from existing wood framed exterior walls to existing foundation
- Replace all existing wood/metal windows with storefront system and 1” low e insulated glazing – 50% operable
- Provide R-30 Batt insulation at roof
- Provide R-19 Batt insulation at exterior walls
- Replace Electrical system to current code requirements
- Replace HVAC system for energy savings and environmental
- Replace roof membrane
- Add (1) 3500lb hydraulic elevator for lower level access
- Site improvements for disabled access routes, parking, signage, sidewalks, landscaping
- New exterior paint
- Tenant improvements (carpet, cubicles, etc.)
- High density files / storage to be located on lower level or additional costs incurred to locate on wood framed floors.
- Suggested removal and replacement of “lean-to section” (Reception and City Manager office) due to seismic; at a minimum shear walls should be added to the east and south faces.
- Add additional square feet to fulfill program requirements

Gray Room/South Building: For the current 3,020 SF Gray Room, which includes 360 SF public restrooms, the following rehabilitation would be necessary to bring the structures up to code so that it may be occupied and provide a comparable working environment to a Class B office building:

- Structural rehabilitation:
  - New steel braced frame system, requiring new blocking and remaining of roof and floor sheathing extending from the basement to the roof (4 minimum)

- Foundations will also be required for new framing system with 24"x24" around building perimeter, 5'-0" square x 3'-0" deep footings under braced frame columns
- Bracing of walls with 4" steel tubes anchored to existing walls at 4'-0" O.C., (epoxy anchorage will require special inspection and will be at 4'-0" O.C. each way)
- Roof and floor should be re-sheathed
- Anchorage of existing roof and floor framing should be added at 48" max spacing
- For all perimeter walls with 16ga studs @ 24" anchored to existing walls with epoxy anchors at 24"x48" grid. Sheath walls with sure-board. Furring walls should extend down to basement.
- Continuous grade beam at foundation
- Roof and floor should be re-sheathed
- Anchorage of existing roof and floor framing should be added at 48" max spacing
- Replace all existing wood/metal windows with storefront system and 1" low e insulated glazing – 50% operable – no new windows can be added based on structural integrity of the facility.
- Remove hazardous materials
- Provide R-30 Batt insulation at roof
- Provide R-19 Batt insulation at exterior walls
- Replace Electrical system to current code requirements
- Replace HVAC system for energy savings and environmental
- Replace roof membrane
- Site improvements for disabled access to both levels, including entry
- New exterior paint
- Tenant improvements (carpet, cubicles, etc.) to use as office building
- High density files / storage to be located on lower level or additional costs incurred to locate on wood framed floors.
- Provide new restrooms (Female: 4 water closets, 2 lavatories, 1 shower, 10 lockers; Male (2 water closets, 2 urinals, 2 lavatories, 1 shower, 10 lockers)
- Add approximately 500 sf to enclose and connect existing lower level office space to upper level space, providing disabled access.
- Add additional square feet to fulfill program requirements

TV Studio/Council Chambers: For the current 2,600 SF TV Studio/Council Chambers, the following rehabilitation would be necessary to bring the structures up to code and provide a comparable working environment to a Class B office building:

- Add 600 SF to expand the existing Council Chamber space to accommodate 100 people
- Provide allowance for acoustical treatment inside council chamber space which is also used as the Del Mar TV studio
- TV studio control room to stay intact, furnishings by Del Mar TV

- Correct termite damage
- Restucco entire building
- Replace all existing wood windows with storefront system and 1" low e insulated glazing
- Provide New HVAC
- Tenant improvements for Council dais, meeting rooms
- Replace roof membrane
- Upgrade of landscape and hardscape around building for disabled accessibility
- Add additional square feet to fulfill program requirements

# Attachment B

## Del Mar City Hall

Del Mar, CA

Conceptual Statement of Probable Cost

May 14, 2014

### SCENARIO #4 PROJECT COST SUMMARY

Refurbish Existing City Hall, Gray Building and Council Chambers Building

#### Construction Cost

Element	Area	Cost / SF	Total
City Hall	3,776 SF	\$374.74	\$1,415,000
Gray Building	3,020 SF	\$505.30	\$1,526,000
Council Chambers (Del Mar TV, 2,600 sf)	2,600 SF	\$353.08	\$918,000
<b>Construction Cost Subtotal</b>	<b>9,396 SF</b>	<b>\$410.71</b>	<b>\$3,859,000</b>

#### Project Soft Costs

Element	Factor	Total
Construction Manager		
Material Testing		
Design Professional Fees, Reimbursables, Basic Services		
Building Permit		
Telecommunications, Phones, Information Systems and Wiring		
Printing & Reproduction		
FF&E		
Signage		
<b>Project Costs Subtotal</b>	<b>30.5%</b>	<b>\$1,176,995</b>
<b>Construction &amp; Project Soft Costs Subtotal</b>		<b>\$5,035,995</b>

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#### Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$5,035,995	\$503,600

#### Total Project Cost

**\$5,539,595**

#### Anticipated Project Cost Range

-10%	Low	\$4,985,635
10%	High	\$6,093,554

#### Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$3,859,000	\$77,180
<b>Total Optional LEED Gold Premium Costs</b>			<b>\$182,180</b>