

May 19, 2014

Del Mar City Council Meeting

13. City Hall Renovation Opinion of Construction Costs

Requested Action:

Receive report and community input and provide direction on the continued process for planning a new City Hall.

Assessment of Current City Hall



- Visual Assessment by architect, structural engineer and cost estimator
- No destructive, material or foundation testing
- Purpose to provide an opinion of the range of costs to be anticipated.
- Costs are very general estimates at this pre-design/planning stage

City Hall

- Built in 1953 as school, adapted in 1973 for City use
- Wood frame construction on concrete block foundation
- Existing 3,776 SF on two levels
- Need for ADA improvements, restrooms, seismic reinforcement, energy efficient windows and systems, roof and tenant improvements



“Gray Room” South Building

- Built in 1920’s as school, has been unable to be occupied for office use since purchased in 1973
- Hollow clay tile construction on concrete foundation
- Existing 3,020 SF on two levels
- Need for ADA improvements, restrooms, substantial seismic reinforcement, energy efficient windows and systems, roof and tenant improvements



Renovation Costs

- Renovation construction costs
- Design & Engineering costs
- Contingencies for unknowns
- New construction to add 2,450 SF to meet program

Project Costs Total: \$5,788,475
\$626/SF

Comparison

New construction total costs: +6% of renovation

Renovates 60-80+ year old buildings, no improvements to site, parking or efficiencies, no plaza, many unknowns on structural integrity and value.

TV Studios

- Built in 1986 for Del Mar TV
- Wood frame construction with stucco
- Existing 2,600 SF on a single level
- Need for some ADA improvements, restrooms, expansion of Chambers, energy efficient windows and systems, roof and correcting termite damage.



TV Studios Renovation Costs

- Renovation construction costs
- Design & Engineering costs
- Contingencies for unknowns
- New construction to add 600 SF to meet program

Project Costs Total:

\$1,791,974

\$560/SF

Renovates 28 year old building, no improvements to site, parking or efficiencies.

Council Direction

- If considering renovation of one or all facilities, need for thorough investigations of structural integrity to ensure budget.
- Weigh cost of renovation against:
 - Flexibility and efficiencies of new construction
 - Energy savings
 - Ability to provide other uses on property, such as structured parking and a plaza
 - Ability to create a presence along Camino del Mar
 - Long term cost benefit