



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: City Hall Compliance Upgrade and Interim Relocation Alternatives

MEETING DATE: March 17, 1993

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council, after evaluating the information provided on the City Hall upgrade and the interim relocation alternatives, determine which of the relocation Options is in the best interest of the City.

BACKGROUND INFORMATION: In January 1992, the firm of Wenell Mattheis Bowe was retained to prepare a Government Center Master Plan. This Master Plan evaluated a number of different scenarios for providing the interim and ultimate square footage needs of all of the departments in the government center complex. With respect to the City Hall deficiencies, the City Council determined, in the spring of 1992, that, on an interim basis, the City should lease the Beckman Building across the street and bring both the Beckman Building and the existing City Hall up to Americans with Disabilities Act (ADA) standards. The Council agreed that the best long-range solution for the City Hall complex would be an addition to the north of the existing City Hall providing for all major City functions in one central complex. The remodeling and upgrading of City Hall will be designed to accommodate this future addition.

Interim Relocation Alternatives

On January 6, 1993, the City Council retained the firm of Wenell Mattheis Bowe to accomplish the first phase of the design of the Beckman Building and City Hall upgrade. The scope of work for this first phase is shown on Exhibit A. It has been determined that, even without any structural upgrading, the extensive HVAC work will render the building uninhabitable during upgrading; therefore, a temporary relocation of those employees who will ultimately be staying at City Hall must be determined.

The architect and City staff evaluated a number of different alternatives for housing employees during the 14 to 18 months the City Hall is being upgraded. These alternatives included combinations of the following:

- use of portable leased trailers
- use of the Carnegie basement
- use of the firing range in the Public Safety Building
- use of portions of the 303 West Elm Street property owned by the City
- use of rental properties in the immediate area

APPROVED: _____

Thomas A. Peterson

THOMAS A. PETERSON
City Manager



CC-1

It was determined that Option A and Option B, as described below, were the best and most practical alternatives for temporary housing of City Hall employees, their equipment, providing for the interrelationships between departments and ease of access to the public.

Option A: This Option remodels the basement of the Carnegie Forum providing office space for the City Manager and other administrative personnel and provides a replacement breakroom facility for Civic Center employees. Public Works Administration and Engineering, Community Development and Personnel will be situated in four temporary trailers to be located in the mall area. This option is shown on Exhibits B and C and will cost \$376,000. This Option will displace the Railroad Club.

Option B: This Option accommodates everyone in six and one-half trailers to be located in the parking lot immediately east of the Public Safety Building. This Option is shown on Exhibit D and will cost \$203,000.

If Option B is selected, at the end of the two years of use, the City will have nothing to show for the \$203,000 investment. If Option A is selected, the City has gained 3,200 square feet of improved space in the Carnegie basement for \$173,000 (\$376,000 - \$203,000) or \$54 per square foot (\$173,000 ÷ 3,210 square feet). Once City Hall is upgraded, this improved area could fill some of the other existing space needs in the governmental center.

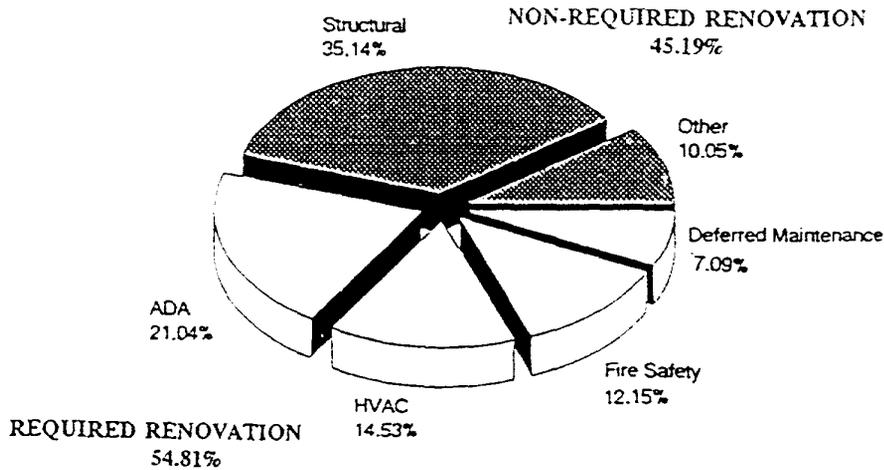
It is recommended that the Council select Option A.

City Hall Upgrade

At the Special City Council Meeting on March 1, 1993, we reviewed, with the City Council, the upgrade of City Hall together with the two interim relocation alternatives, Option A and Option B. At this special meeting, the City Council asked that we provide an explanation and a cost estimate breakdown of the City Hall upgrade detailing those cost items that were required and/or mandated versus those non-required renovation costs.

The attached Exhibit E provides an explanation of those required and non-required City Hall renovations. The attached Exhibit F is a cost breakdown of these renovation costs.

A pie chart breakdown of the required renovation costs (\$758,000) and non-required renovation costs (\$625,000) is as follows:



Each year, in California, there is proposed legislation introduced which would require the structural upgrading of all public buildings. However, to date, this legislation has not been passed nor could we estimate a date when it might be approved. I feel strongly, as the City Engineer, that if we are upgrading a facility to last for another 50 years, spending \$486,000 to ensure that it is safe and structurally sound is not only prudent but will be cost effective in the long run.

Design and Construction Schedule

Attached as Exhibit G is the proposed design and construction schedule. This schedule provides for completion of the Beckman Building remodel and the temporary relocation facilities in April 1994. The completion of the City Hall remodel is scheduled for May 1995.

FUNDING: See attached Exhibit H for project expenditures and funding sources.


Jack L. Ronsko
Public Works Director

JLR/lm
Attachments
cc: Finance Director
Wenell Mattheis Bowe
Building and Equipment Maintenance Superintendent

ARCHITECTURAL AGREEMENT

GENERAL SCOPE OF WORK
(First Phase)

Program Update

Confirm actual temporary, short-term and long-term personnel and space requirements in Beckman, Carnegie, temporary trailers, City Hall remodel and City Hall addition.

Beckman Building

Provide complete architectural and engineering (A/E) services for tenant improvements including parking lot layout and lighting.

City Hall Remodel

Provide investigative and schematic design services including structural, mechanical, electrical, handicap accessibility and ADA requirements.

City Hall Addition

Provide conceptual design and floor plan layouts together with two renderings showing relationship of addition with remodel.

Carnegie Building

Provide investigative and schematic design services for basement and office layouts if Carnegie basement is going to be used.

Trailers

Provide complete A/E service for temporary trailers.

Computer/Communication Link

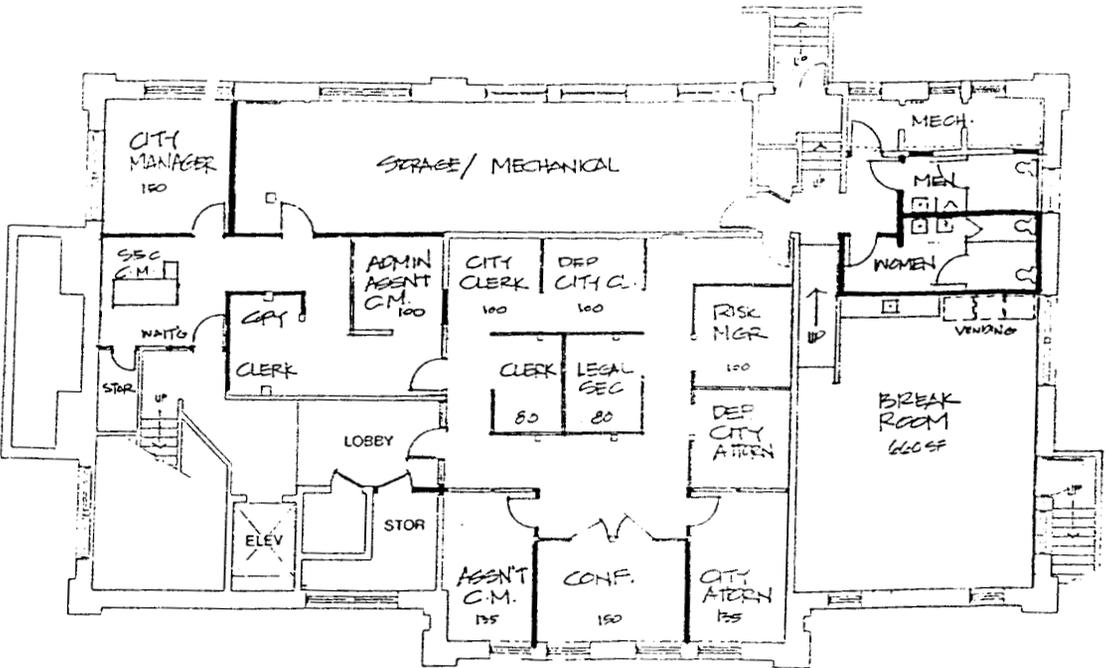
Design link between Beckman, Carnegie, temporary trailers and City Hall.

Furniture Systems

Design workstations in Beckman, Carnegie and City Hall remodel including determination of size, configuration, basic components and electrical, computer and communication needs.

JLR/lm

ARCHAGRE/TXTW.02M



CARNEGIE BASEMENT - INTERIUM USE
CITY MANAGER, ATTORNEY & BREAK ROOM

SCALE : 1/16" = 1'-0"

OPTION "A"

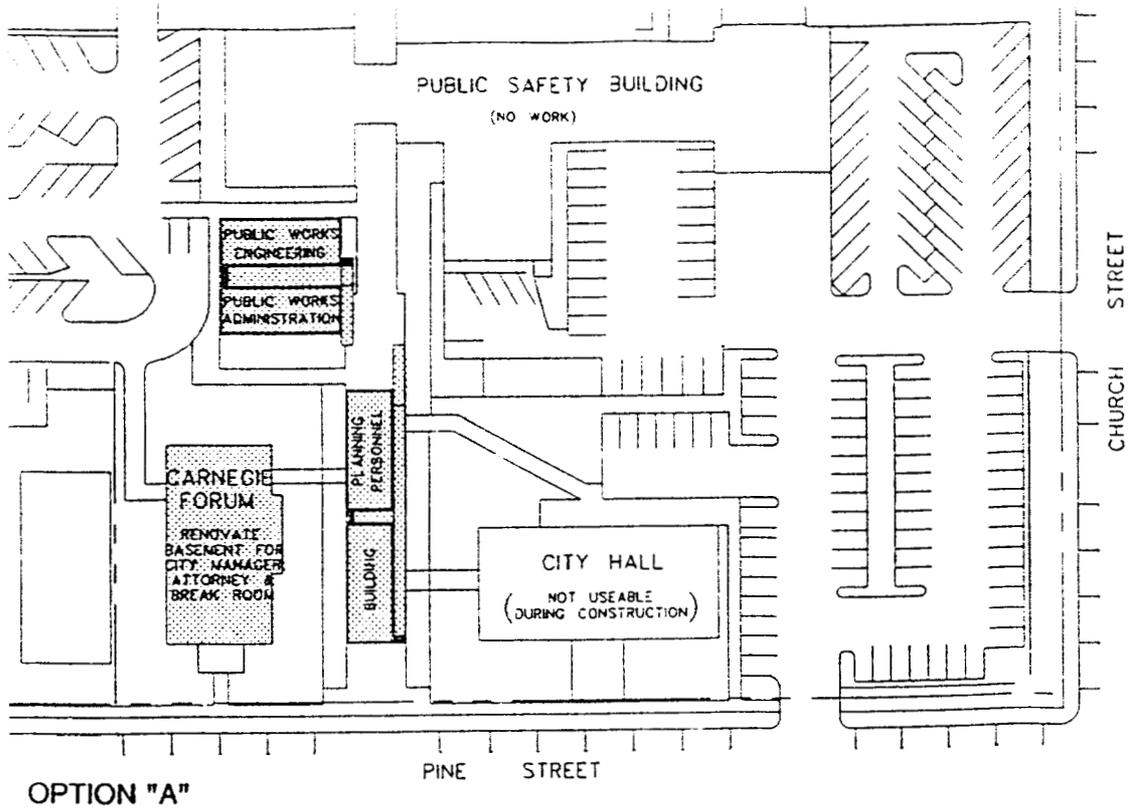


Exhibit D

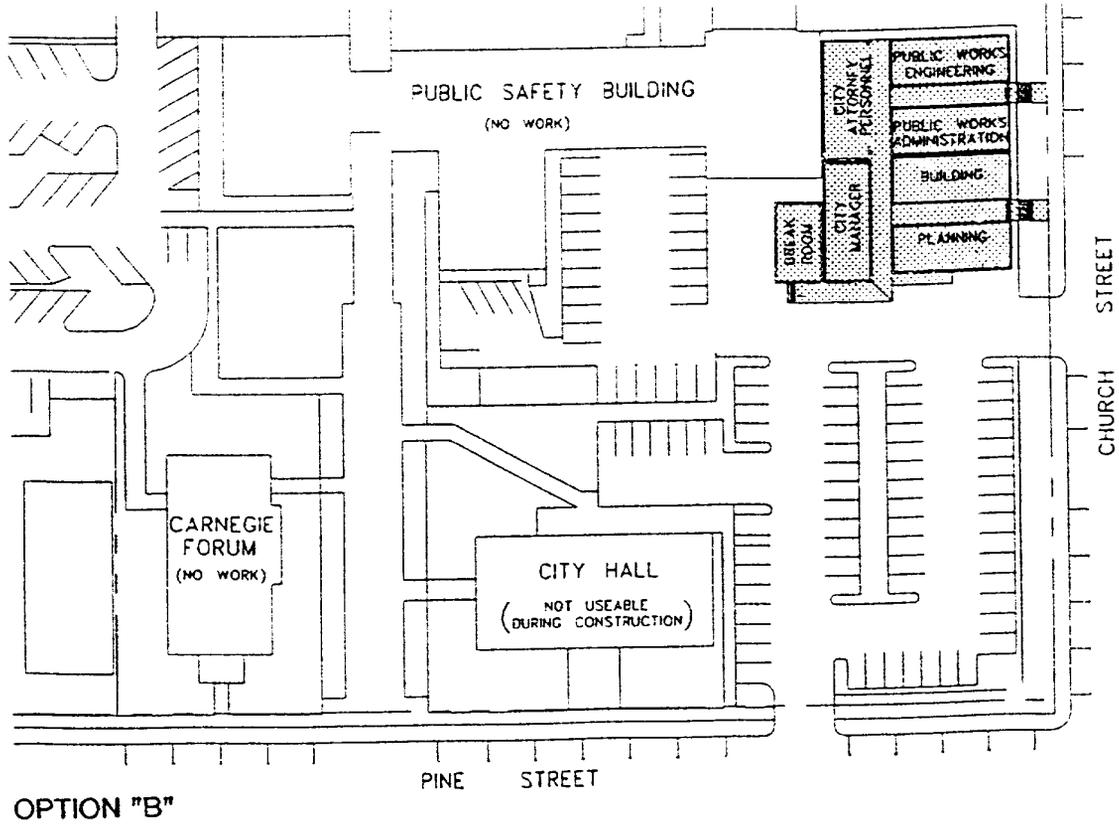


Exhibit E

LODI CIVIC CENTER IMPROVEMENTS

CITY HALL RENOVATION
EXECUTIVE SUMMARY

March 9, 1993



The renovation of the City Hall consists of several major elements of construction, some required by code, health, safety and maintenance reasons; and some not directly required by code.

The required elements are:

- A.D.A. Compliance
- H.V.A.C. System Renovation
- Fire Safety
- Deferred Maintenance

The non-required elements are:

- Structural Renovation
- Other Renovations

REQUIRED RENOVATION

Compliance with A.D.A. (Americans with Disabilities Act) is the primary required renovation. The Act has been in effect since January 1992 and affects literally every space in the City Hall facility. The work includes installation of an elevator serving all floors and the structural elements associated with the elevator installation; a ramped entry to the primary Pine Street entrance; remodeled restrooms; modification of counters serving the public; accessibility to all areas of the building requiring door width modifications and new door hardware; relocation of electrical switches, outlets and thermostats; new exit lighting system, including strobe lights; new or modified drinking fountains and public telephones; and new signage. Much of the work will trigger other renovation work, i.e.: relocating all electrical outlets to 15" above floor line which will require wall patching and refinishing.

H.V.A.C. (Heating, Ventilating, Air Conditioning) system modification is the next required element. The City completed a study of the air circulating and air quality issues last year. The results of the study strongly recommend extensive renovation to meet code required air quality standards. This work includes new and modified H.V.A.C. equipment, control and distribution system and removal of asbestos flues and insulation materials associated with the work. This element also triggers extensive architectural rework including duct chases and ceiling modification to accomplish the work. This work will also render the building uninhabitable, in that all HVAC systems will be shut down during equipment renovation and replacement.

The next required element of renovation is fire safety. The City of Lodi fire sprinkler ordinance will be triggered by the construction costs required to accomplish either the A.D.A. or H.V.A.C. work. This work will include a new monitored fire sprinkler system on the first and second floors and revisions to the existing basement fire sprinkler system. The ceiling access required to accomplish this work, in conjunction with the H.V.A.C. work, would recommend the removal and replacement of most ceiling systems for cost effectiveness. The final fire safety issue as required by the Fire Marshal is to provide code complying exiting systems for the entire building. This requires the construction of a new stair from the second floor, in that the existing stair systems are too close together to meet current code.

The final element of required work is deferred maintenance finishes. In anticipation of the City Hall renovation, the replacement of floor coverings and wall finishes have been deferred far beyond normal life span to the point the carpeting is threadbare in major circulation areas and seam separations have become a tripping hazard. The proposal is to provide new carpeting in most areas with major circulation area such as lobbies, stairs, restrooms, in a lifetime material such as tile or terrazzo.

NON-REQUIRED RENOVATION

The major non-code required renovation is structural rework to strengthen the building for lateral (earthquake) forces. The building is of non-reinforced masonry construction and the danger during a major earthquake is that the roof and floor systems are not adequately tied into the wall system, which can lead to separation and collapse. The typical structural strategies include new plywood diaphragms at roof and floors and tying all floors and roofs into the masonry walls. The logical issue to address is this: having put \$758,000 into the required renovations of City Hall, does it not make sense to invest for the long term protection of the financial investment and more importantly, the lives of the public and city employees.

The final non-required renovations include changes in the building to enable it to better and more efficiently function for its intended uses. The primary work includes removal of interior walls to provide more open office areas that can be more efficiently used in office systems furniture arrangements. Also proposed is installation of energy efficient lighting of the type specifically designed for C.R.T. (Computer Remote Terminal) use. The issue to be addressed is this: having invested substantially in the building does it not make sense to provide for its most efficient use of space and provide it with up-to-date technology in lighting and communications.

The attached cost estimate breakdown demonstrates the proportionate costs to accomplish the work described.

A sidenote to the renovation is that the A.D.A. and fire safety requirements use existing floor space that is now used as functional work space. This space lost to renovation is 910 square feet or 5.5% of the building's usable floor space. This would displace approximately 9-12 employees.

LODI CIVIC CENTER IMPROVEMENTS

CITY HALL RENOVATION
COST ESTIMATE BREAKDOWN

March 8, 1993

REQUIRED RENOVATION \$758,000

A.D.A. COMPLIANCE \$291,000

Includes:

- 4-Stop Elevator & Structural Work
- Ramped Pine Street Entry
- 4 Remodeled Restrooms
- Public Counters
- Door Width Revisions & Hardware
- Electrical Switch & Outlet Modification
- Exit Lighting System
- New Signage

H.V.A.C. SYSTEM RENOVATION \$201,000

Includes:

- New and Modified HVAC Equipment
- Control & Distribution System to Meet Current Code Standards
- Asbestos Removal

FIRE SAFETY \$168,000

Includes:

- Fire Sprinkler System
- Fire Alarm System
- New Ceilings
- New Conforming Stair System

DEFERRED MAINTENANCE \$98,000

Includes:

- New Floor Finishes
- New Wall Finishes

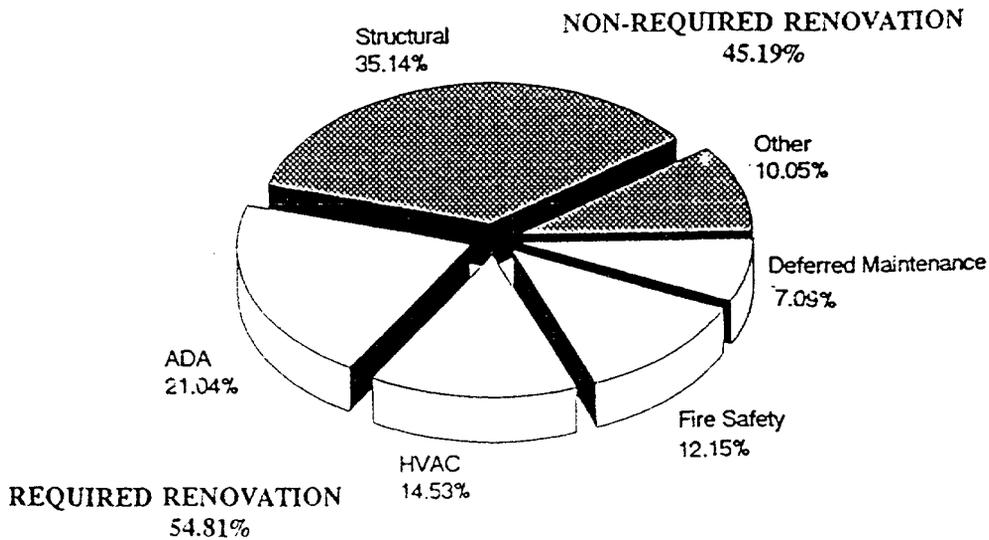
LODI CIVIC CENTER IMPROVEMENTS

CITY HALL RENOVATION
COST ESTIMATE BREAKDOWN

March 8, 1993

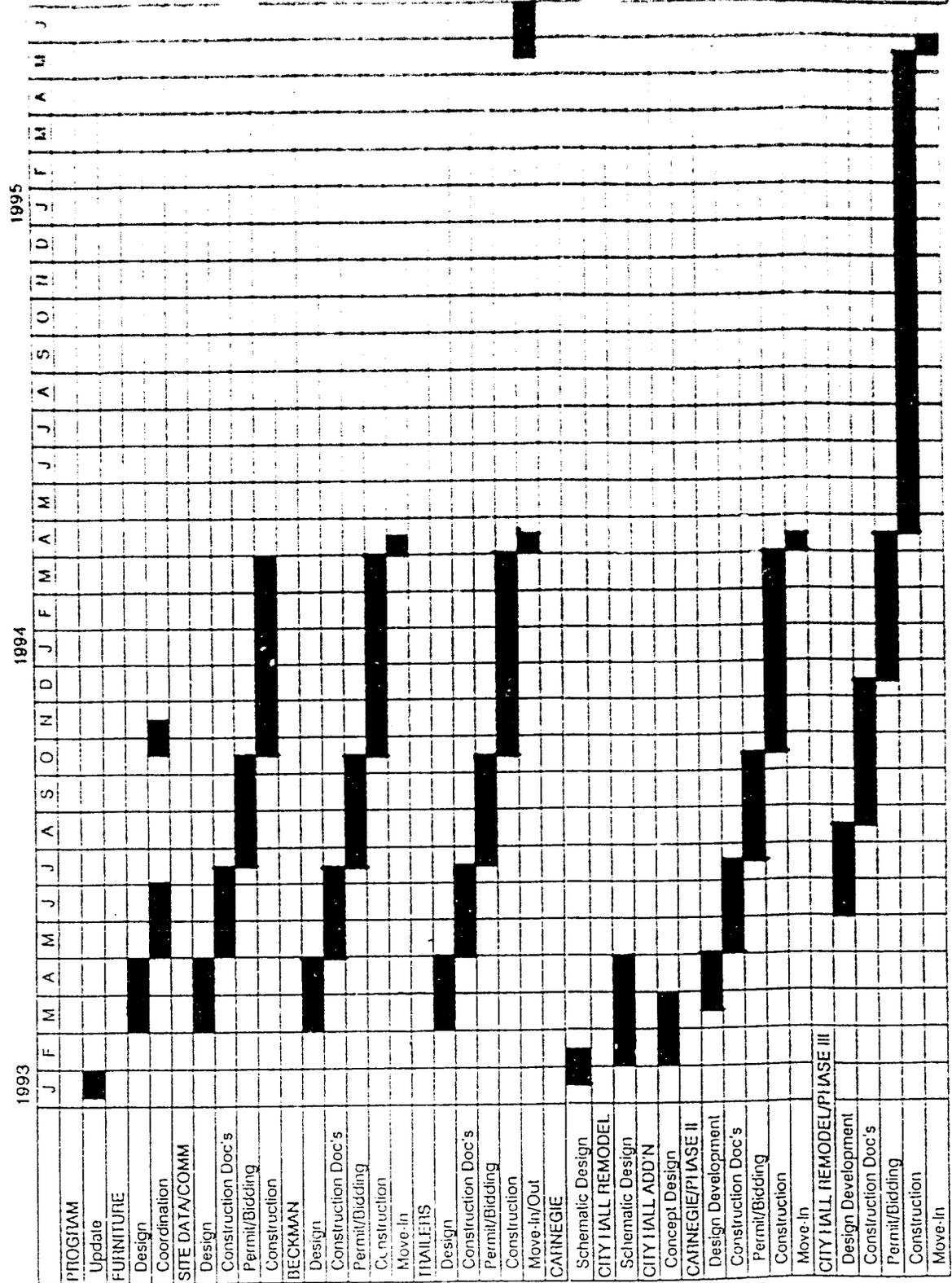
NON-REQUIRED RENOVATION	\$625,000
STRUCTURAL RENOVATION	\$486,000
<u>Includes:</u> Demolition Roof & Floor Plywood Sheathing Diaphragm Connection to Masonry Walls	
OTHER RENOVATION	\$139,000
<u>Includes:</u> Misc. Floor Plan Remodeling Electrical Upgrade Including: Energy Efficient Lighting & Communication Systems	
TOTAL COST ESTIMATE	\$1,383,000

19,500 sf @ \$70.93/sf



CITY OF LODI
 CIVIC CENTER IMPROVEMENTS
 PROJECT SCHEDULE

Exhibit G



CITY HALL AND BECKMAN BUILDING REMODEL

BUDGET ESTIMATE

EXPENSES

1. City Hall Renovation		\$ 1,383,000.00
ADA Compliance	\$ 291,000	
HVAC System Renovation	\$ 201,000	
Fire Safety	\$ 168,000	
Deferred Maintenance	\$ 98,000	
Structural Renovations	\$ 486,000	
Other Renovations	\$ 139,000	
2. Beckman Remodel		180,000.00
3. Beckman Parking Lot		33,000.00
4. Computer and Communication Link		39,000.00
5. Relocation Alternatives		
Option "A" (Carnegie plus trailers)		376,000.00
Option "B" (All trailers)		203,000.00
6. Furniture Systems		150,000.00
7. Miscellaneous (computer move, testing, reimbursables, structural plan check, etc.)		20,000.00
8. Architectural Cost		263,000.00
9. Contingency		<u>120,000.00</u>
	Total with Option A	\$ 2,564,000.00
	Total with Option B	\$ 2,391,000.00

REVENUES

1. 1992/93 CIP Budget		\$ 1,727,000.00
2. Impact Fees (General City Facilities)		800,000.00
By March 1994	\$ 250,000	
By March 1995	\$ 400,000	
Guaranteed but deferred until subdivision acceptance	\$ 150,000	
3. Other revenue sources (\$500,000) not included in estimate		
◦ Litigation		
◦ Impact Fee (Police)*		
◦ Borrow against future Impact Fees (General City Facilities)		
		<u>\$ 2,527,000.00</u>

*If "Option A" is selected and basement of Carnegie Forum is used by Police Department, \$260,000 could be charged to Impact Fee (Police).

JLR/lm

BUDGTEST/TXTW.02M

03/09/93