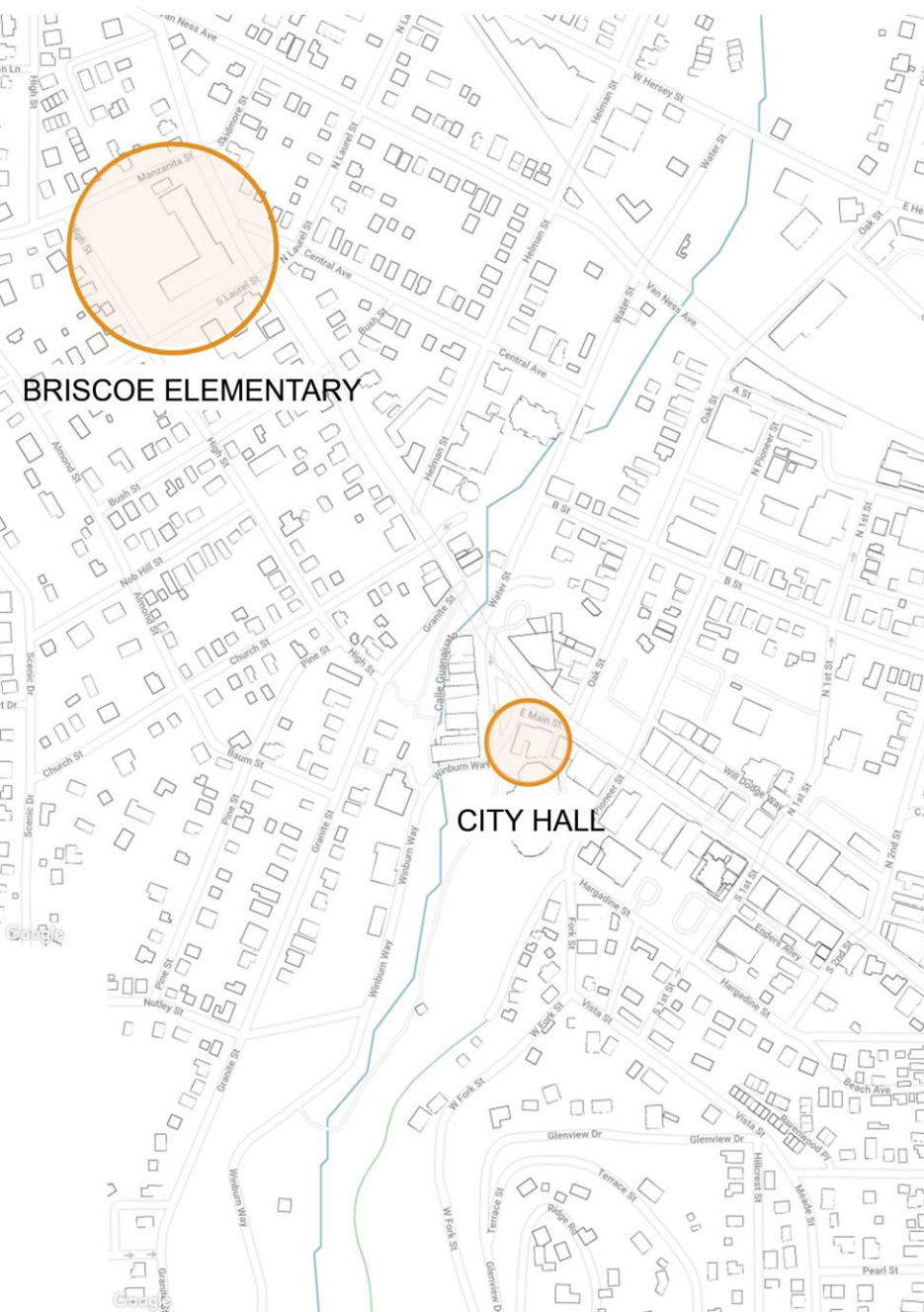


# Ashland City Hall Concept Design

## February 5, 2019



CITY HALL

CIVIC CENTER

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## **Background**

2016 Feasibility Study:

Space Needs

3 Site Options

Massing Explorations

2018 Concept Design:

Space Needs Update

3 Sites (Existing + 2 New)

Concept Explorations

## **2018 Concept Design Process**

Steering Committee Involvement

Site Analysis

Concept Exploration

Decision Considerations / Criteria

Cost Modeling

Council Input

Final Rendering

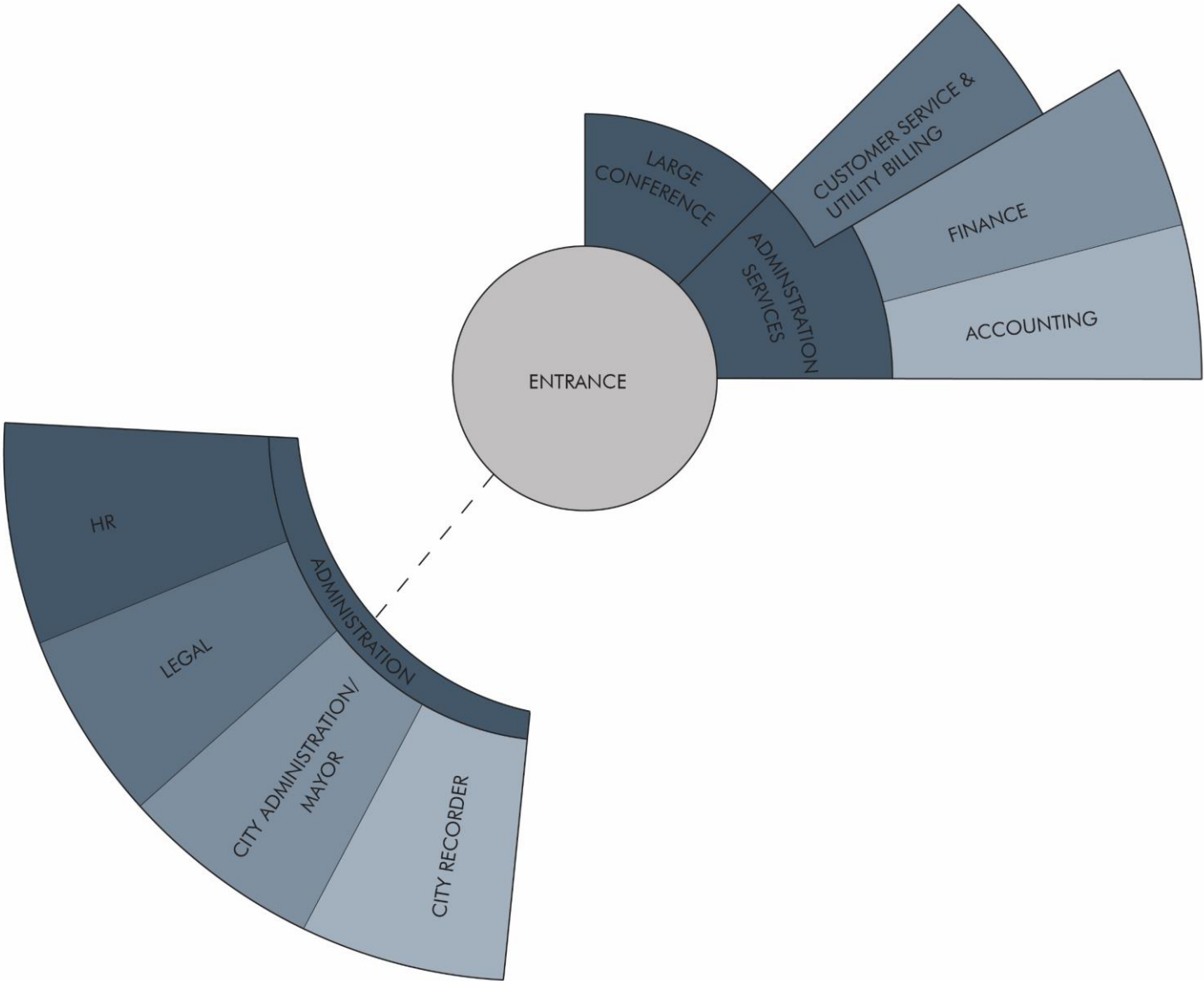
# SPACE NEEDS UPDATE ORGANIZATION DIAGRAM

 ASHLAND CITY HALL PROGRAMS

  BRISCOE ELEMENTARY & CIVIC  
CENTER PROGRAMS

 HIGH PUBLIC ACCESS  
INTERACTION

- - - MEDIUM PUBLIC ACCESS  
INTERACTION



ADMINISTRATION 5200 GSF

ADMIN SERVICES 4100 GSF

COMMUNITY DEVT - GSF

COURTS/COUNCIL - GSF

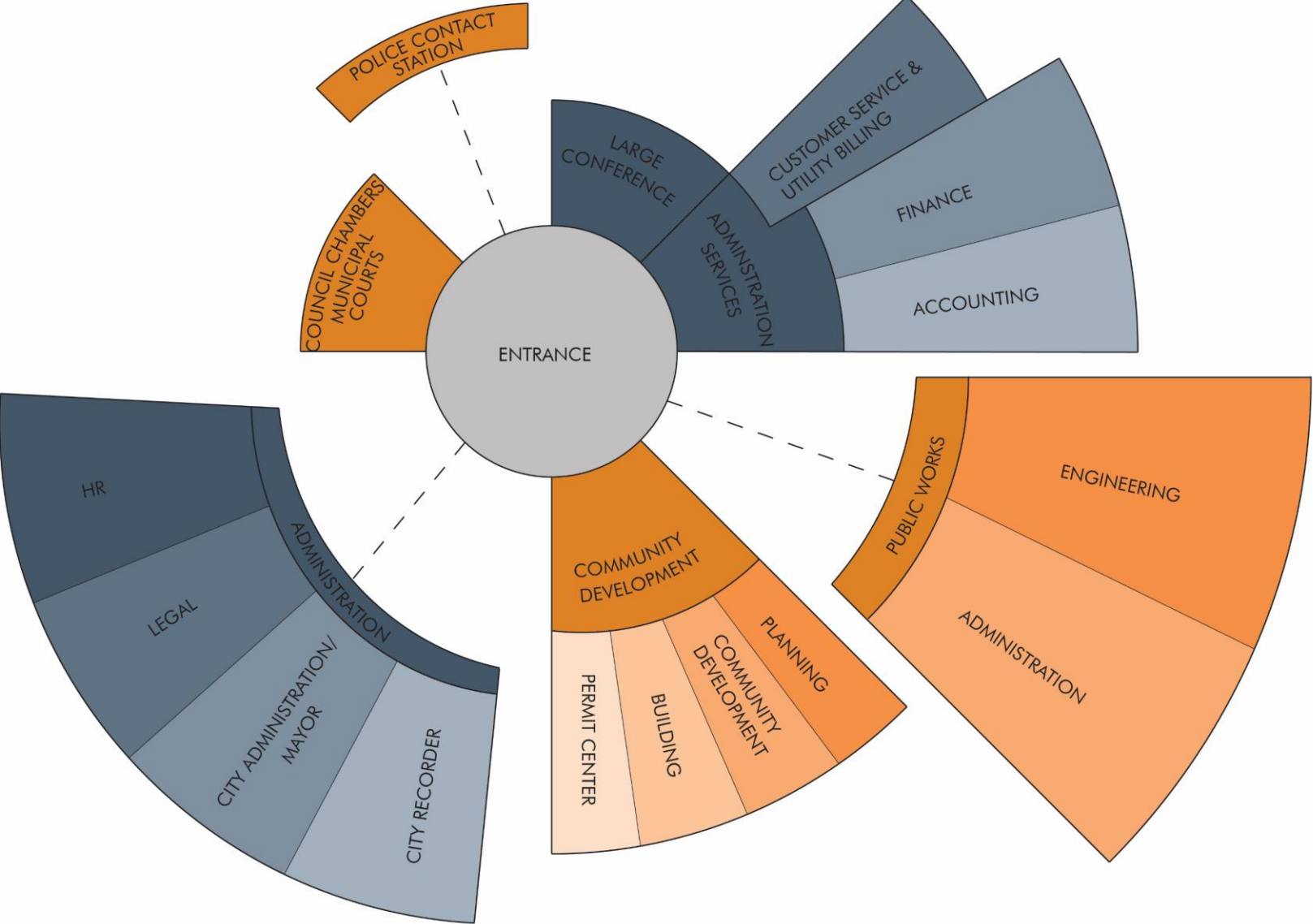
PUBLIC WORKS ENG - GSF

COMMON AREAS 5700 GSF

**TOTAL 15,000 GSF**

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# SPACE NEEDS UPDATE ORGANIZATION DIAGRAM



ASHLAND CITY HALL PROGRAMS

BRISCOE ELEMENTARY & CIVIC CENTER PROGRAMS

HIGH PUBLIC ACCESS INTERACTION

MEDIUM PUBLIC ACCESS INTERACTION

ADMINISTRATION 5200 GSF

ADMIN SERVICES 4100 GSF

COMMUNITY DEVT 6000 GSF

COURTS/COUNCIL 5900 GSF

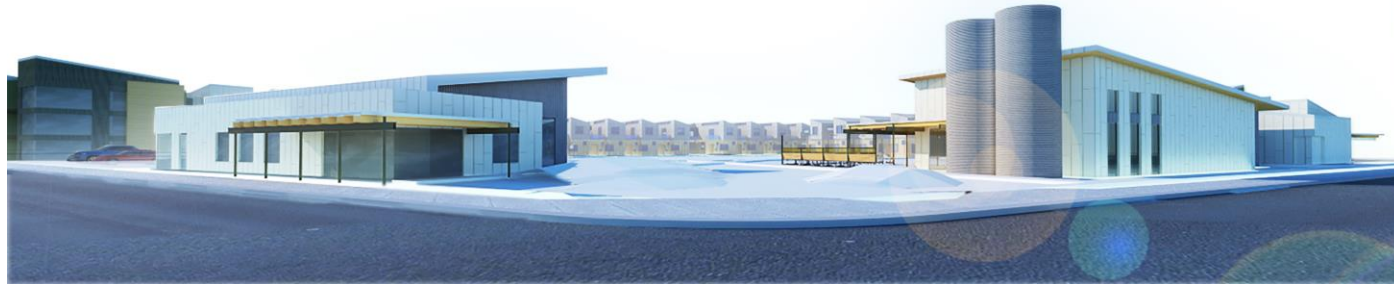
PUBLIC WORKS ENG 4700 GSF

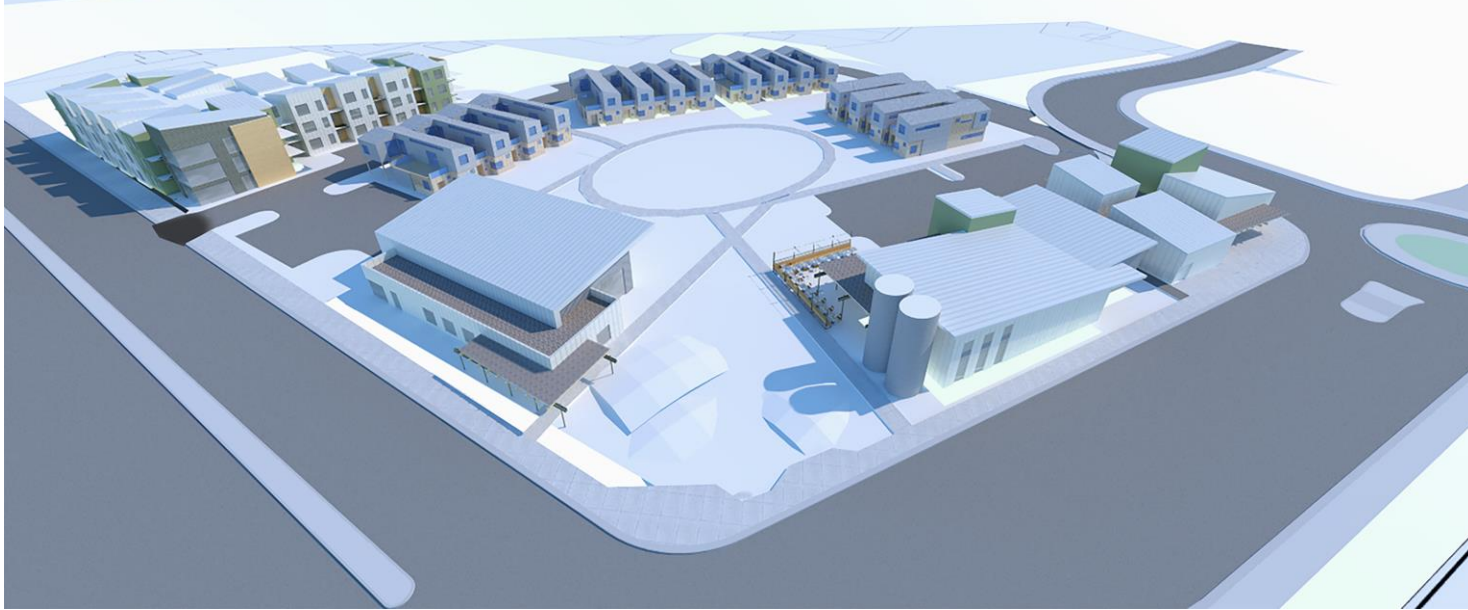
COMMON AREAS 5700 GSF

**TOTAL 31,600 GSF**

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## Rendering Examples





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## CITY HALL

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

### Lot Information

75.21 ac (3,276,148 SF)

C-1-D Zoning

Building height allowed: 40ft-55ft with CUP

No Setbacks

### Building Foot Print

Current: 3,967 SF

Proposed: 4,000 SF

### Building Area

Current: 7,934 SF

Proposed: 15,500 SF

### Parking

None Required

Proposed: Reduction -1

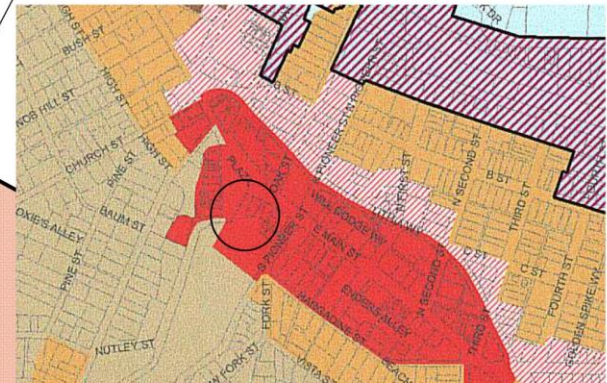
### Building Programs for year 2031

Administration

Administration services

Common Areas

Total: 15,500 SF (Approximately)



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## CITY HALL CONTEXT IMAGES



Plaza, view looking North



City Hall, view looking East

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## CITY HALL CONTEXT IMAGES



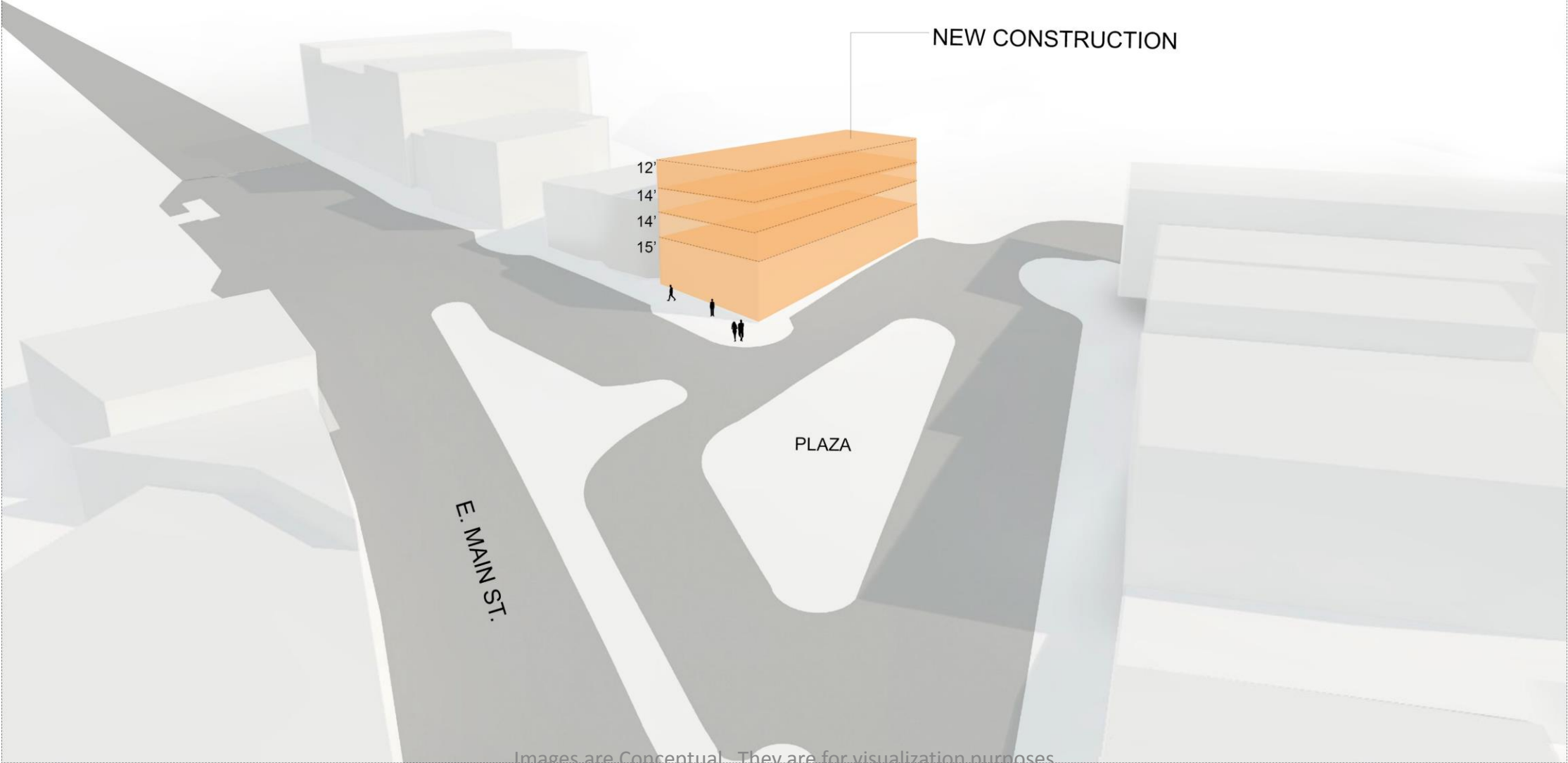
South side stairs to Theatre



West Facade

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CITY HALL DIAGRAM



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## BRISCOE ELEMENTARY

SCALE : 1' = 20'-0"

### Lot Information

3.74 ac (162,914 SF)

R-2 Zoning

Proposed: E-1 Zoning or C-1 Zoning

Building height allowed: 40 ft

10ft rear and side yard setbacks

### Building Footprint

Current: 32,000 SF

### Building Area

Current: 32,000 SF

### Parking

Current: 38 spaces total

Required: 64 spaces total

(500 sf : 1 off street parking space)

Proposed: 26 off street parking spaces

### Building Programs for year 2031

Administration

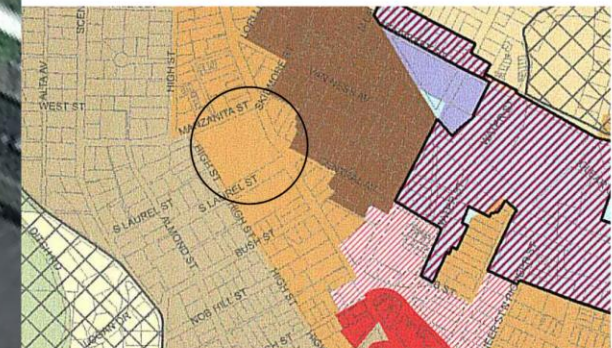
Common Areas

Community Development

Municipal Courts

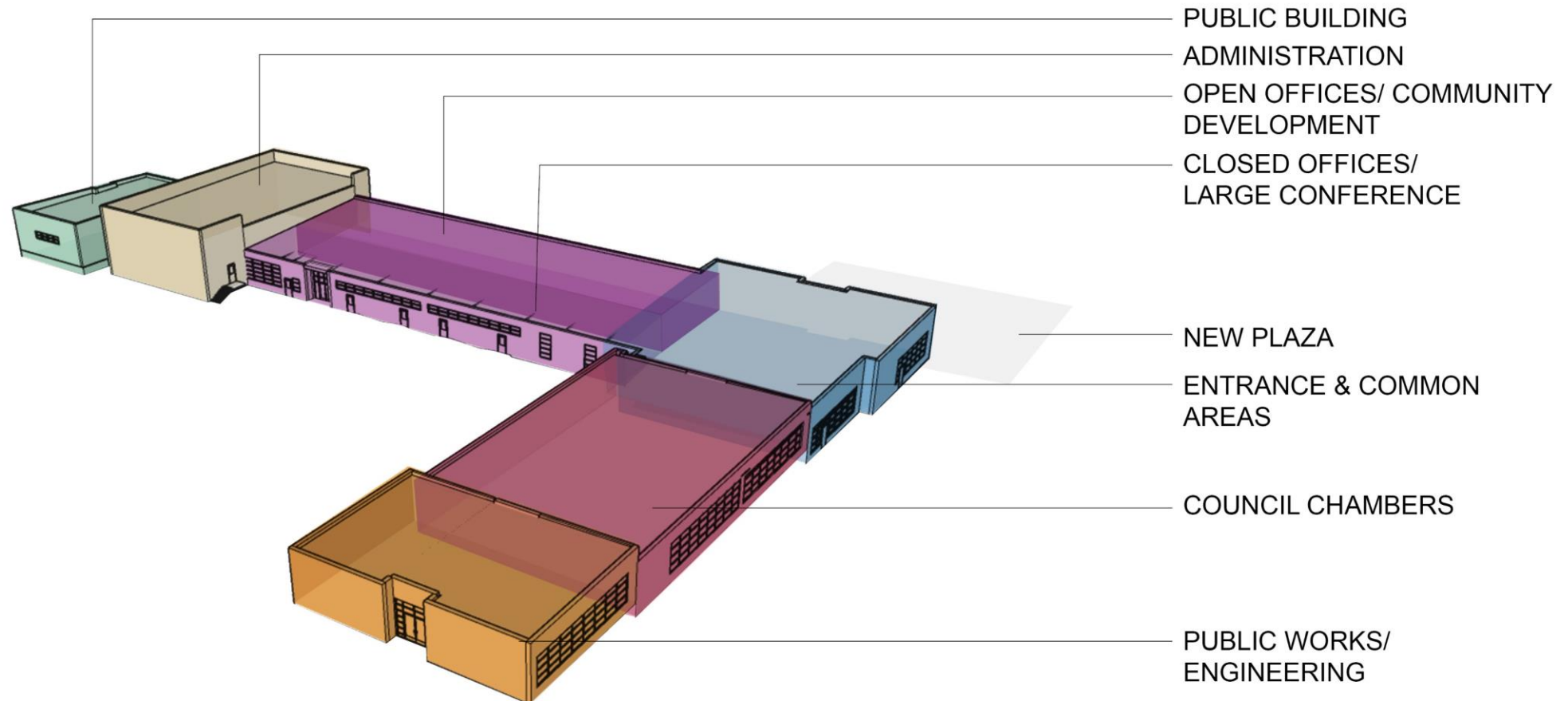
Public Works Engineering

Total: 32,000 SF (Approximately)



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## POTENTIAL ORGANIZATION DIAGRAM



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## BRISCOE CONTEXT IMAGES



Briscoe Elementary, North Façade, Entrance



Looking South West up Laurel Street

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## BRISCOE CONTEXT IMAGES

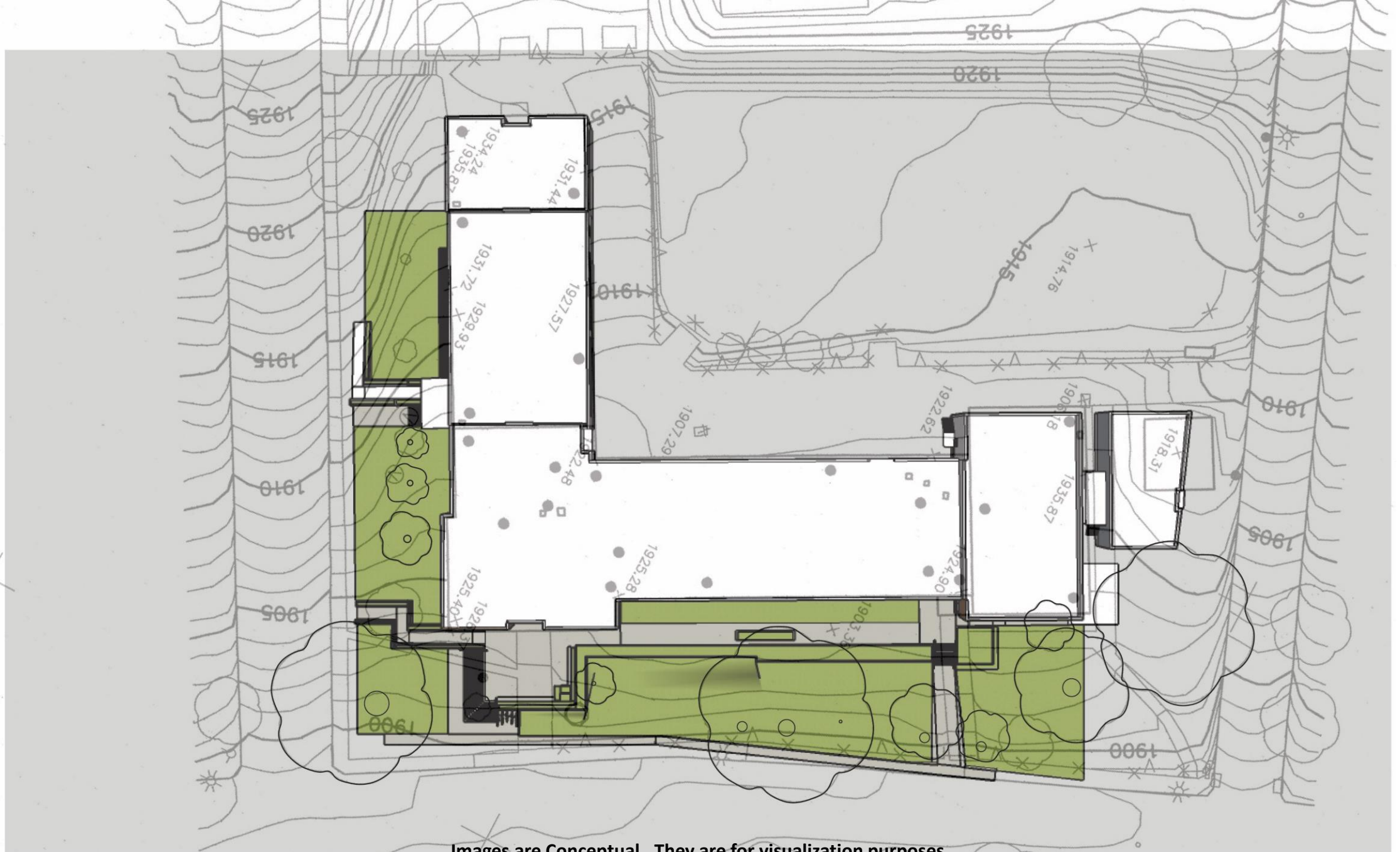


Briscoe Elementary, Walk & Learn, Geology park



Briscoe Elementary, Park & Playground

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## CIVIC CENTER

SCALE : 1' = 20'-0"

### Lot Information

2.1ac (92,070 SF)  
E-1 Zoning  
Building height allowed: 40ft  
10 ft. rear and side setbacks

### Building Foot Print

Current: 5,916 SF  
Proposed: 16,000 SF

### Building Area

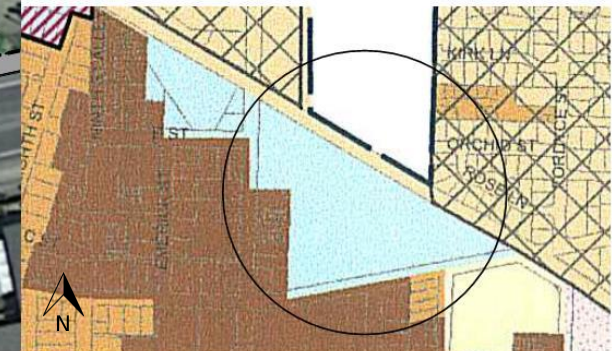
Current: 5,916 SF  
Proposed: 32,000 SF

### Parking

Current: 67 spaces  
Required: 60 spaces  
(500 sf : 1 off street parking space)

### Building Programs for year 2031

Administration  
Common Areas  
Community Development  
Municipal Courts  
Public Works Engineering  
Total: 32,000 SF (Approximately)



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## CIVIC CENTER CONTEXT IMAGES



Civic Center, view looking South



Civic Center, view looking North

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## CIVIC CENTER CONTEXT IMAGES



Civic Center, view looking South West

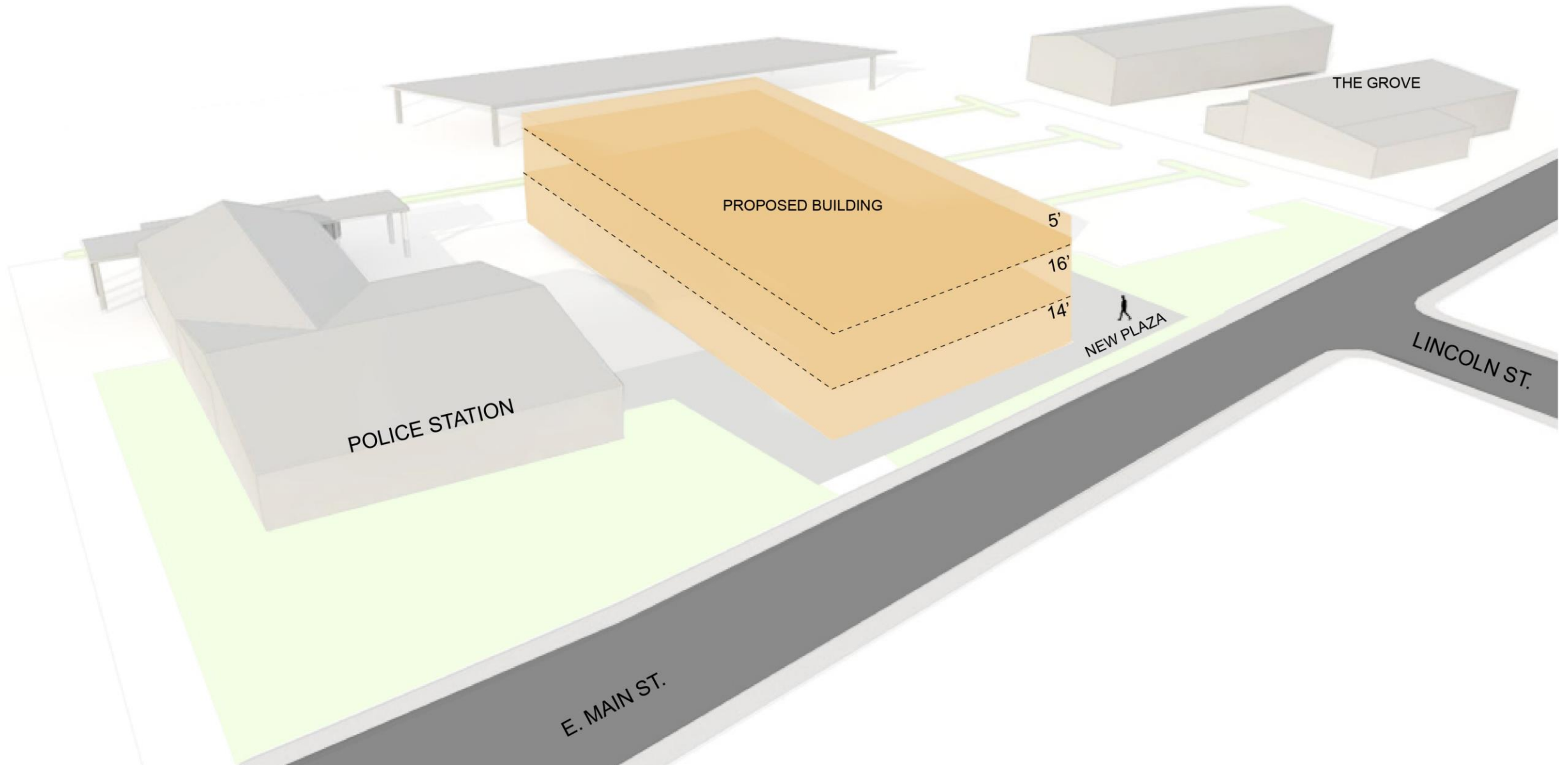


Civic Center, view looking West

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## CIVIC CENTER DIAGRAM





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# Cost Modeling

See Note	Location/Building	Unit Cost	Area SF	Build Time (mo.)	Move Time (mo.)	Total Time (mo.)	Construction Cost	Solar Cost (1.5%)	Project Conting'y (%)	Project Conting'y (\$)	Sell ComDev Bldg (\$)	Total Construct'n Cost	Temp Space (rent)	Moving (out+in)	Other Soft Costs (%)	Other Soft Costs (\$)	Total Cost 2019	Total Cost 2024	Cost/SF 2019
	<b>City Hall Site</b>																		
5-8,10	New City Hall Building	\$550	<b>15,500</b>	14	2	16	\$8,530,000	\$131,000	10%	\$853,000		\$9,514,000	\$192,000	\$20,000	25%	\$2,379,000	\$12,105,000	\$15,821,000	<b>\$781</b>
9	City Hall Site	\$40	4,000	0	0	1	\$160,000	\$0	10%	\$16,000		\$176,000	\$0	\$0	20%	\$36,000	\$212,000	\$278,000	
	<b>City Hall Totals</b>					16						<b>\$9,690,000</b>				\$2,415,000	<b>\$12,317,001</b>	\$16,099,000	
	<b>Briscoe School Site</b>																		
11-15	Briscoe School Renovation	\$340	<b>32,000</b>	12	1	13	\$10,880,000	\$187,000	15%	\$1,632,000	-\$2,500,000	\$10,199,000	\$0	\$25,000	30%	\$3,060,000	\$13,284,000	\$17,362,000	
16	Briscoe School Site	\$80	16,000	0	0	7	\$1,280,000	\$0	10%	\$128,000		\$1,408,000	\$0	\$0	20%	\$282,000	\$1,690,000	\$2,209,000	
17	Briscoe Entry Feature	\$70	4,000				\$280,000					\$280,000				\$0	\$280,000	\$366,000	
	<b>Briscoe School Totals</b>					13						<b>\$11,887,000</b>				\$3,342,000	<b>\$15,254,001</b>	\$19,937,000	<b>\$477</b>
	<b>Civic Center Site</b>																		
18-22,24	New City Hall Building	\$475	<b>32,000</b>	15	2	17	\$15,200,000	\$231,000	10%	\$1,520,000	-\$2,500,000	\$14,451,000	\$153,000	\$29,000	28%	\$4,047,000	\$18,680,000	\$24,415,000	
23	Civic Center Site	\$30	6,000	0	0	2	\$180,000	\$0	10%	\$18,000		\$198,000	\$0	\$0	20%	\$40,000	\$238,000	\$312,000	
	<b>Civic Center Totals</b>					17						<b>\$14,649,000</b>				\$4,087,000	<b>\$18,918,001</b>	\$24,727,000	<b>\$591</b>

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## Cost Modeling

See Note	Location/Building	Temp Space (rent)	Moving (out+in)	Other Soft Costs (%)	Other Soft Costs (\$)	Total Cost 2019	Total Cost 2024	Cost/SF 2019
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DECISION CRITERIA

	Existing City Hall	Civic Center	Briscoe School
Level of Consolidation	Low	High	High
Project Cost	Highest	Higher	High
Proximity to Downtown	High	Low	Medium
Proximity to Public Transit/Bike	High	Medium/High Future	High
Public Interaction	High	Low	High
Sustainable Opportunities	High	High	High
Hosler Dam Inundation Zone	Yes	No	No
Parking Availability	Low	High	Medium
Proximity to Services	High	Low	Medium
Access to Views	High	Medium	Medium
Temporary Relocation	Yes/High	Yes/Low	No
New Building or Renovation	New	New	Renovation

---

# Thank you!

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# Cost Modeling

## HARD COST MODELING ASSUMPTIONS (Construction Costs)

### General Notes

1. To reflect level of cost specificity for a Concept Design, building and site costs are rounded.
2. All labor rates based on prevailing wages.
3. All options include quality of materials and performance of systems reasonable for a 50-100 year civic building.
4. Structure is designed to meet code, not to essential facility standards.

### City Hall Location

5. City Hall concept is a new building with upsized Mechanical Electrical Plumbing (MEP) services. Mechanical system is Variable Refrigerant Flow (VRF) with Energy Recovery Ventilation (ERV).
6. Electrical is all LED lighting and includes 1.5% Solar. Costs reflect structure as mass timber, with a masonry envelope and wood accents.
7. New building allows options for high sustainable design, sunshades, and less solar area.
8. Smaller building means less economy of scale for costs, small footprint results in higher skin to floor area ratio. Location includes higher expectation for exterior materials, tight construction site with limited access, potentially results in +/- 15% higher construction cost.
9. Site costs include higher allowance for demolition due to constrained site and abatement. Includes rebuilding sidewalk/entry feature to curbs.
10. New City Hall costs range from \$500-\$600/SF; cost model based on \$550/SF.

### Briscoe School Location

11. Briscoe concept renovates existing building. Costs represent most interior walls are replaced (sound insulation, reconfiguration, structural work).
12. New roofing, mechanical (VRF with ERV), electrical (LED, 1.5% Solar), plumbing (fixtures, underground services).
13. Costs reflect updating structure to current code, retaining existing masonry exterior, with new doors and windows. Includes new entry features and some new openings.
14. Renovating an existing building is a high sustainable strategy; includes sunshades and large solar area.
15. Renovation costs for significant renovation and repurposing ranges from \$300-\$380/SF; cost model based on \$340/SF.
16. Site work includes significant plinth feature to accommodate public interaction and accessibility (concrete walls and footings, stairs, railings, lighting, landscape).  
Site costs range from \$60-\$100/SF; cost model based on \$80/SF.
17. Entry feature (canopy, sunshades) costs range from \$50-\$100/SF; cost model based on \$70/SF for wood canopy and light gauge steel supports.

### Civic Center Location

18. Civic Center concept is a new building. Mechanical system is VRF with ERV with potential for ground source heat pump.
19. Electrical is all LED lighting, 1.5% Solar. Costs reflect structure as mass timber, masonry and metal panel envelope with wood accents.
20. New building allows options for highly sustainable design, sunshades, medium solar area, potential ground source heat pump.
21. Larger consolidated building allows more economy of scale, larger site facilitates better staging and less traffic control.
22. Location offers more design flexibility for concept and materials. May require off-site improvements (left-hand turn lane, etc.) not included in costs.
23. Site costs include lower allowance for demolition and abatement, with modest plaza and landscaping improvements.  
Site costs range from \$20-\$40/SF; cost model based on \$30/SF.
24. New Civic Center costs range from \$425-\$525/SF; cost model based on \$475/SF.

## SOFT COST MODELING ASSUMPTIONS (Non-Construction Costs)

25. Solar allowance calculated as 1.5% of Construction Subtotal.
26. For temporary facilities, assume \$1.5/SF/Month for leased space outside of downtown.
27. Move costs based on professional mover (insured, prevailing wages) of \$1.25/SF per move.
28. Other Soft Costs include permits, System Development Charges, design fees, furnishings, survey, geotechnical, and other miscellaneous costs.  
When offsetting cost of selling ComDev building, soft costs increase to reflect soft costs based on construction value.
29. Project contingencies generally based on 15% for renovations, 10% for new construction and site work.  
Contingency is intended to address portions of hard and soft costs, and unforeseen construction conditions.
30. Escalation is currently volatile and difficult to predict over several years. Cost model estimates show escalation over the course of five years  
calculated at an average of 5.5% per year (compounded).

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