

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, the January 24, 2022 study session be conducted via videoconference

NOTICE OF STUDY SESSION – Annex & Trinity Buildings Renovations Update

VIA VIDEOCONFERENCE
January 24, 2022 at 5:30 p.m.

AGENDA

1. Meeting called to order
2. Changes to Regular Agenda
3. Annex & Trinity Buildings Renovations Update
4. Adjournment

Members of the public can view the meeting by one of the following:

Webinar via the link below:

<https://us02web.zoom.us/j/87560196174?pwd=MWp6ZnpQdDZGM0ljT0x2L3BDOTBZdz09>
Passcode: 598701

Live Stream via YouTube:

<https://www.youtube.com/channel/UCyN1EJ-Q22918E9EZimWoQ>

Audio Only Call

Or One tap mobile :

US: +13017158592,,87560196174# or +13126266799,,87560196174#

Or Telephone:

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or
877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 875 6019 6174

International numbers available: <https://us02web.zoom.us/j/87560196174?pwd=MWp6ZnpQdDZGM0ljT0x2L3BDOTBZdz09>

Posted this 21st day of January, 2022..

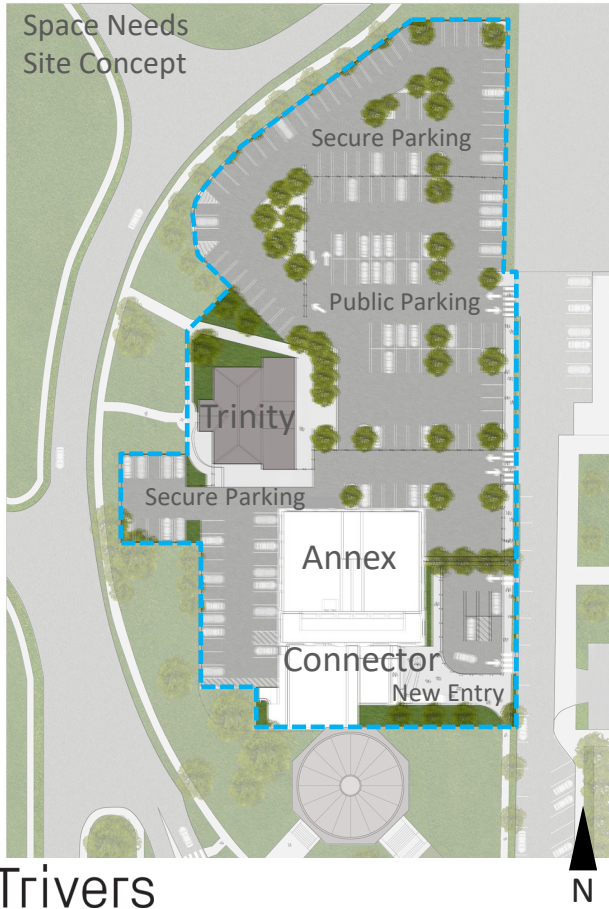
LaRette Reese
City Clerk

University City Annex + Trinity Buildings Renovations for Police & Courts

January 24th, 2022 – City Council Study Session
Schematic Design Update

Trinity
S

Scope of Work – Schematic Design Overall Updates



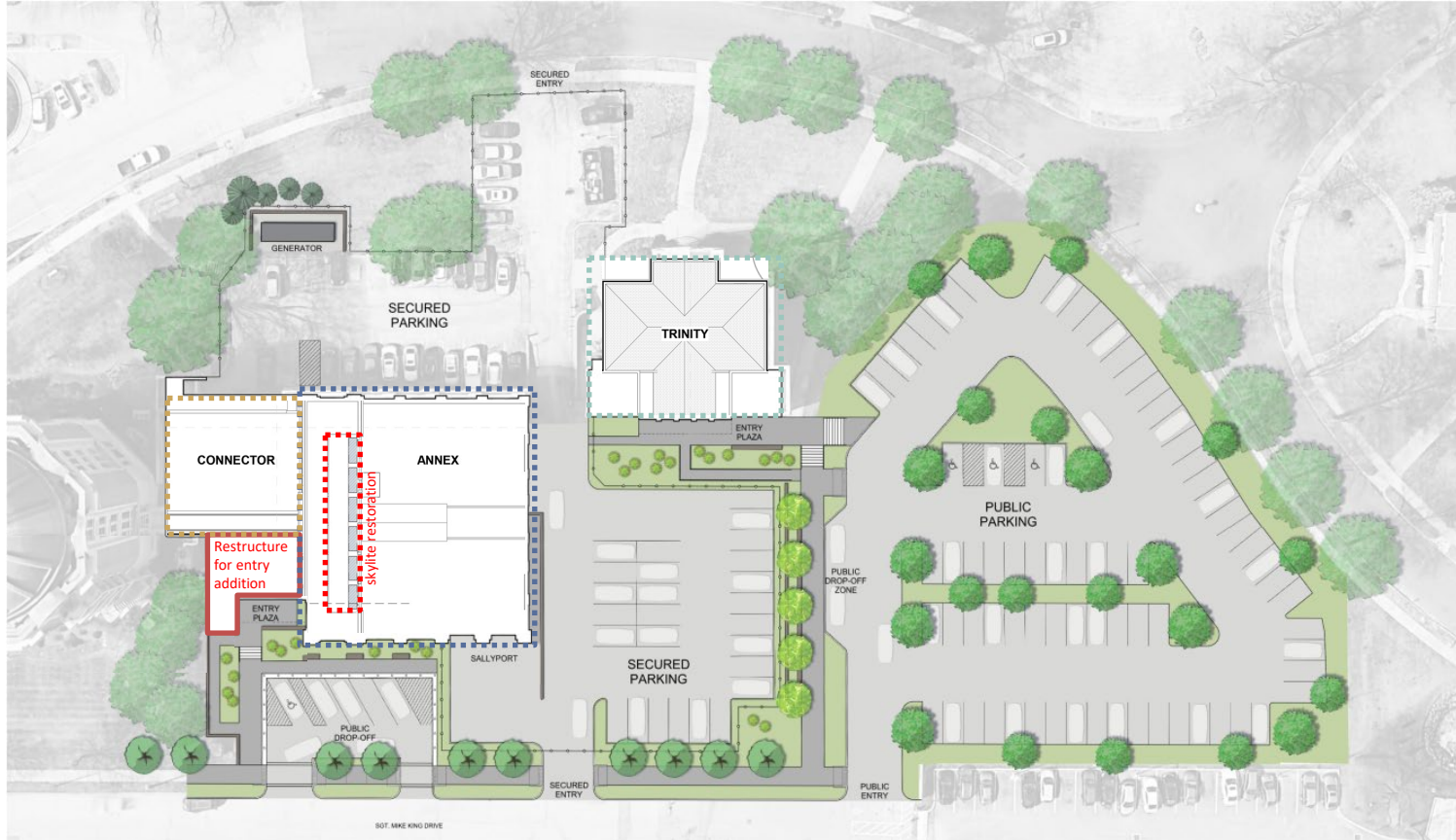
- Renovations for the Annex+Connector and Trinity Buildings for Police and Courts include:
 - Provide a new Main Entry point for the City Hall Campus
 - *Connector structural condition requires restructuring for entry addition*
 - Restore remaining historic architectural features in the Annex and Trinity buildings
 - *Restore historic third floor skylight at Annex*
 - Provide accessible entries and security check points for the Annex Connector and Trinity buildings at new public front entries; new elevator for the Trinity Building
 - *New south egress stair at Annex not required (historic stair sufficient)*
 - *Extent of stack removal better defined for accessibility and public uses*
 - Updated/added restrooms to meet accessibility requirements
 - Create a one-stop window for public facing City Hall services in the Connector; amenities in the Connector to support Community Programs
 - *Finance counter included for Connector; all Courts admin to be in Trinity*
 - Structural retrofit as required for essential services
 - *Seismic Retrofit priced as alternate for cost visibility*
- Site Improvements include:
 - Remove temporary police structures (*by others*)
 - Provide secure parking areas for police parking and sallyport
 - *Consolidate secure parking to all Annex adjacent; regrading required*
 - *Provide MSD required infrastructure improvements for water retention/detention*
 - Provide new Public and Accessible Parking and drop-offs
 - Improve entry plazas and landscaping
 - Provide new generator for Police Facility

Connector Entrance Design



Trivers

Site Plan



Construction Cost Estimate Summary

Comparison from Space Needs Study to Schematic Design

Space Needs Study		Schematic Design (SD)		
November 12, 2020		January 5, 2022		DEVIATIONS
Annex	\$15,656,001	Annex	\$13,667,158	Annex - \$2,297,843
Trinity	\$ 2,270,657	Trinity	\$ 3,517,536	Trinity +\$1,246,879
Site Work	\$ 1,628,174	Site Work	\$ 2,936,054	Site Work +\$1,307,880
TOTAL	\$19,563,832	SUB TOTAL	\$19,820,748	SUB TOTAL + \$256,916
		Seismic Retrofit \$	438,639	Seismic Retrofit + \$438,639
		TOTAL	\$20,259,441	TOTAL + \$695,609

- Seismic retrofit allowance reduced significantly upon structural modeling and design; SD assumptions to be confirmed via forthcoming geotechnical investigations
- Mechanical allowances increased per sustainability goals
- Electrical power allowances increased per definition of COPS/DCOA requirements
- Site improvement allowances increased for revised site design grading and MSD requirements
- Escalation continues to trend high due to current supply chain climate

Construction Cost Estimate Summary

From Space Needs Study

University City - Space Needs Study

November 12, 2020

	<u>Raw Cost</u>	<u>GC and OH & P</u> 20.00%	<u>Design Contingency</u> 15.00%	<u>Escalation</u> 5.50%	<u>Total Cost</u>
Annex	\$10,759,668	\$2,151,934	\$1,936,740	\$816,659	\$15,665,001
Trinity	\$1,559,624	\$311,925	\$280,732	\$118,375	\$2,270,657
Sitework - City Hall Campus	\$1,118,328	\$223,666	\$201,299	\$84,881	\$1,628,174
Total Estimated Construction Costs	\$13,437,620	\$2,687,525	\$2,418,771	\$1,019,915	\$19,563,832



1815 South Meyers Road
Suite 1070
Oakbrook Terrace, IL 60181
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- Estimates based on drawings dated October 20, 2020
- Escalation assumed construction start of July 2022
- FF&E and Design fees not included

Construction Cost Estimate Summary

From Schematic Design Documents

**+\$695,609 from
previous estimate (3.6%)**

University City - Annex & Trinity Buildings Schematic Design

January 5, 2022

	<u>Base Estimate Cost</u>	<u>General Conditions</u> 5.50%	<u>Escalation</u> 5.60%	<u>Design Contingency</u> 12.00%	<u>GC Overhead & Profit</u> 12.00%	<u>Total Cost</u>
A01 Annex + Connector Bldg.	\$9,565,037	\$526,077	\$565,102	\$1,278,746	\$1,432,196	\$13,367,158 -\$2,297,843
B01 Trinity Building	\$2,517,017	\$138,436	\$148,705	\$336,499	\$376,879	\$3,517,536 +\$1,246,879
C01 Sitework - City Hall Campus	\$2,100,930	\$115,551	\$124,123	\$280,872	\$314,577	\$2,936,054 +\$1,307,880
Total Costs	\$14,182,984	\$780,064	\$837,931	\$1,896,118	\$2,123,652	\$19,820,748 +\$256,916
	Base	20.00%	5.60%	20.00%	20.00%	Total
D01 Annex Seismic Retrofit	\$240,410	\$48,082	\$16,156	\$60,930	\$73,116	\$438,693 Previously incl. w/ Annex



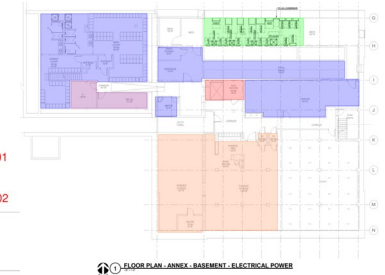
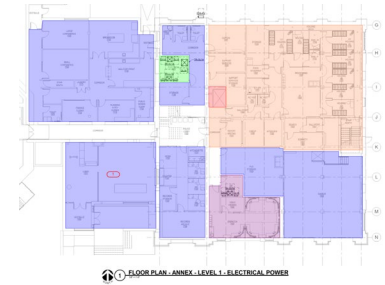
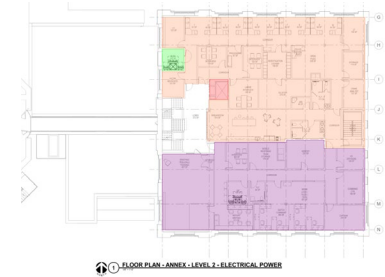
- Estimates based on drawings dated December 10, 2021
- Escalation assumes construction start of Fall 2022
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Scope of Annex + Connector

ANNEX + CONNECTOR SUMMARY OF DEVIATIONS BY SUBTOTALS (-\$2.3M)

- Superstructure (-\$2,700,000)
 - Seismic retrofit allowance placeholder moved entirely out of building total
 - Seismic retrofit better defined by Structural Drawings (+\$440,000)
- Exterior Closure (+\$75,000)
 - New addition added and windows and exterior scope better defined
- Roofing (+\$85,000)
 - New addition and repair allowance added; skylight restoration allowance
- Interior Construction & Demolition (-\$900,000)
 - Scope of demolition and renovations better defined; new third stair omitted
- Conveying Systems (no change)
- Mechanical (+\$200,000)
 - All new systems better defined including Energy Code Compliance
- Electrical (+\$1,800,000)
 - COPS & DCOA power requirements defined
 - All new electrical, lighting and access controls better defined
- Equipment (+\$420,000)
 - Police equipment requirements better defined

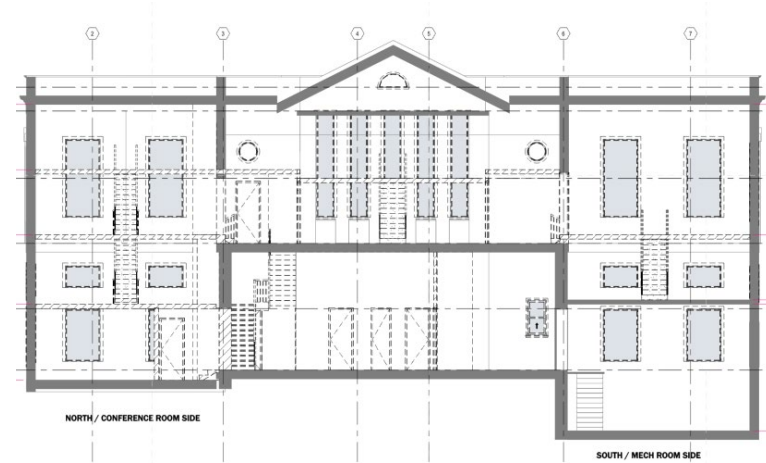


- ELECTRICAL ROOMS
- EMERGENCY ARTICLE 700
- LEGALLY REQUIRED ARTICLE 701
- OPTIONAL STANDBY ARTICLE 702
- COPS ARTICLE 708 (DCCA)

Scope of Trinity

TRINITY SUMMARY OF DEVIATIONS BY SUBTOTALS (+\$1.2M)

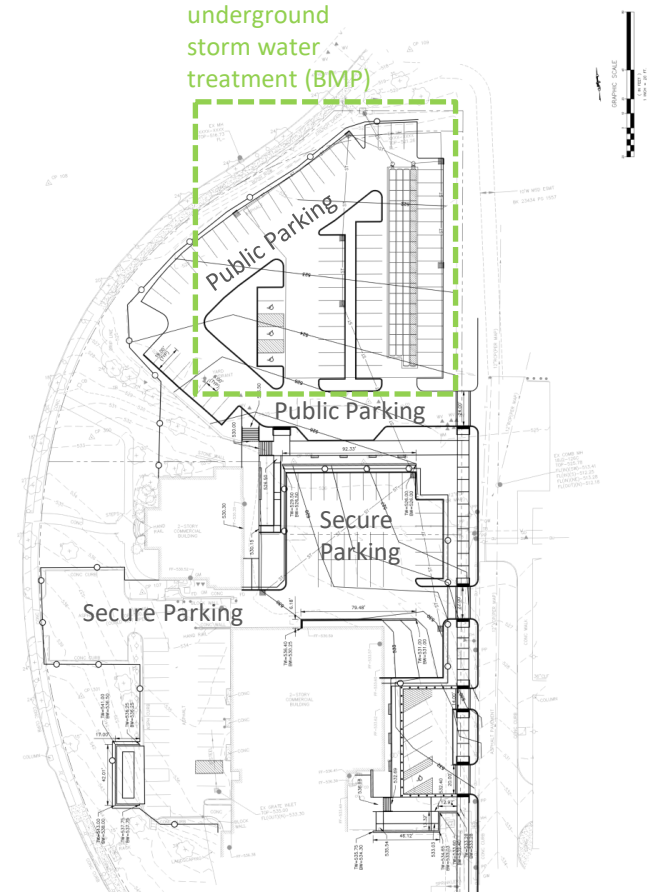
- Superstructure (+\$105,000)
 - Stack removal and floor build-back better defined by Structural Drawings
- Exterior Closure (+\$65,000)
 - Window replacements better defined
- Roofing (+\$51,000)
 - Repair allowance added
- Interior Construction & Demolition (no change)
- Conveying Systems (-\$50,000)
 - Elevator scope better defined by Elevator Consultant Report
- Mechanical (+\$435,000)
 - All new systems better defined including Energy Code Compliance
- Electrical (+\$375,000)
 - All new electrical, lighting and access controls better defined



Scope of Site Work

SITE SUMMARY OF DEVIATIONS BY SUBTOTALS (+\$1.3M)

- Electrical (+\$325,000)
 - Lighting and access controls better defined
- Site Preparation (+\$215,000)
 - Planning revisions to consolidate secure parking to all Annex adjacent
 - demolition better defined including additional paving removal required
- Site Improvements (+\$460,000)
 - Paving and Landscaping better defined by Civil and Landscape Drawings
 - Regrading better defined and additional areas of new pavement required
 - MSD required infrastructure improvements for stormwater (BMP) assumptions
 - Added site retaining walls to accommodate best location for New Generator
- Site Utilities (no change)



Civil Grading
& MSD requirements

Design Development Next Steps

MOVING THROUGH CITY APPROVALS PROCESS & TIMELINE

- Preliminary Site Plan & Building Department Review
- Historic Preservation Commission (HPC) Review
- City Council Update(s) and/or Public Engagement
- Others?

ADDITIONAL CONSULTING RECOMMENDATIONS (DD through CDs)

- *GeoTechnical Investigations*
 - *Approved via January 10, 2022 City Council Meeting, Consent Agenda*
- Wayfinding Scope
- Furniture Fixtures & Equipment Scope (FFE)
- Abatement Scope
 - *Trinity Environmental Assessment (pre-construction)*

Project Schedule

- Schematic Design – 9/2021 – 12/2021
 - SD Document submitted on 12/10/2021
 - Cost Estimate to be received on 12/28/2021
- Design Development – 1/2022 – 3/2022
 - DD Document Submission on 3/25/2022
- Construction Documents – 4/2022 – 7/2022
- Bidding + Contractor Selection – 8/2022 – 9/2022
- Construction Begins – 10/2022
- Final Completion – 12/2023 (estimated)

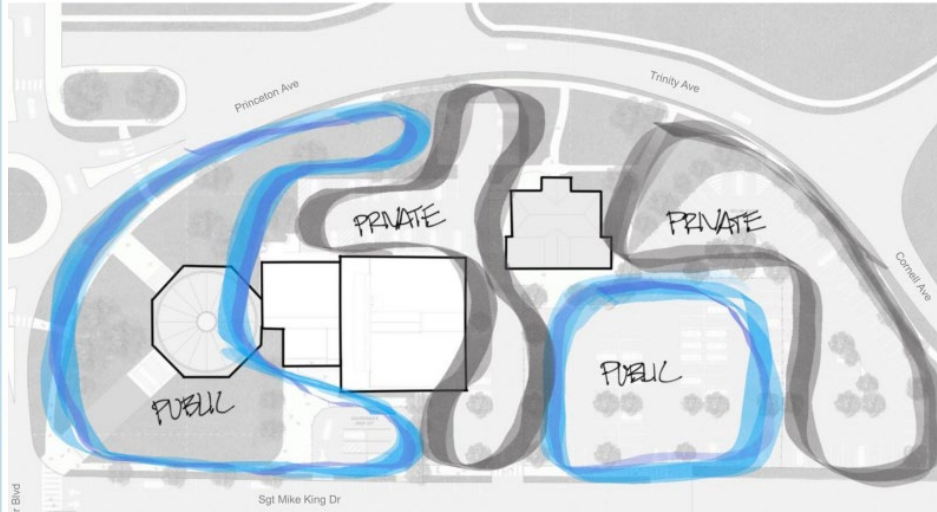
Thank you!

Trivets

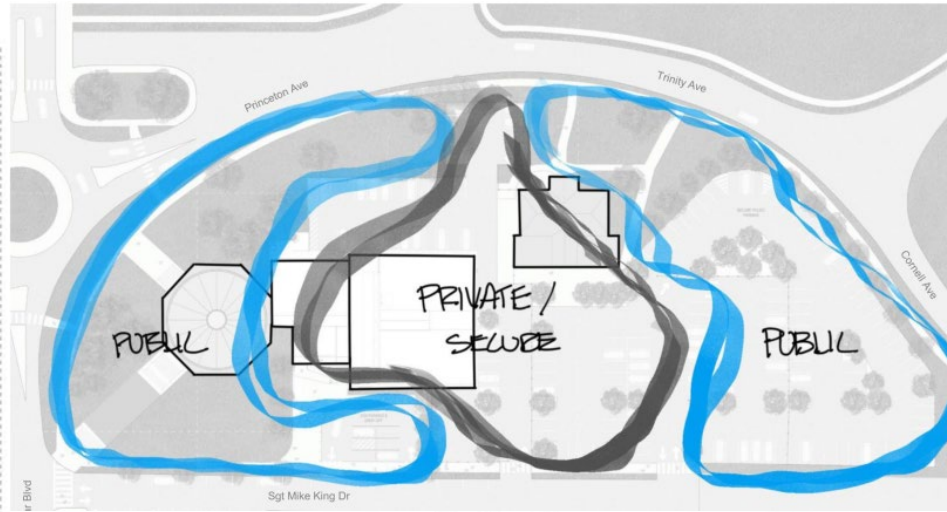
Trivets

Appendix

Site Security Framework Strategy

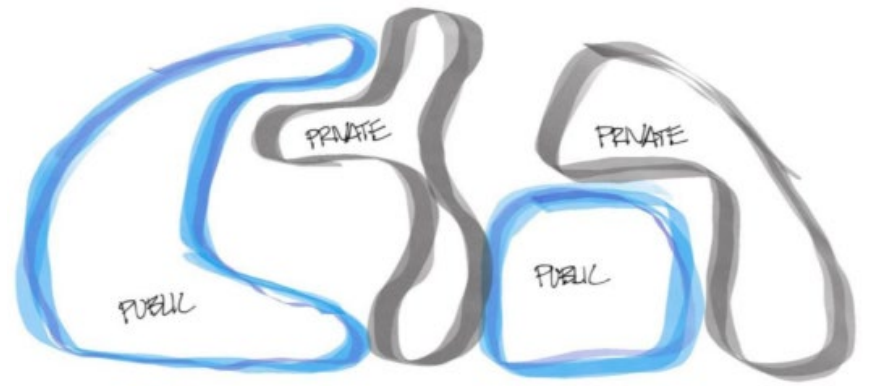
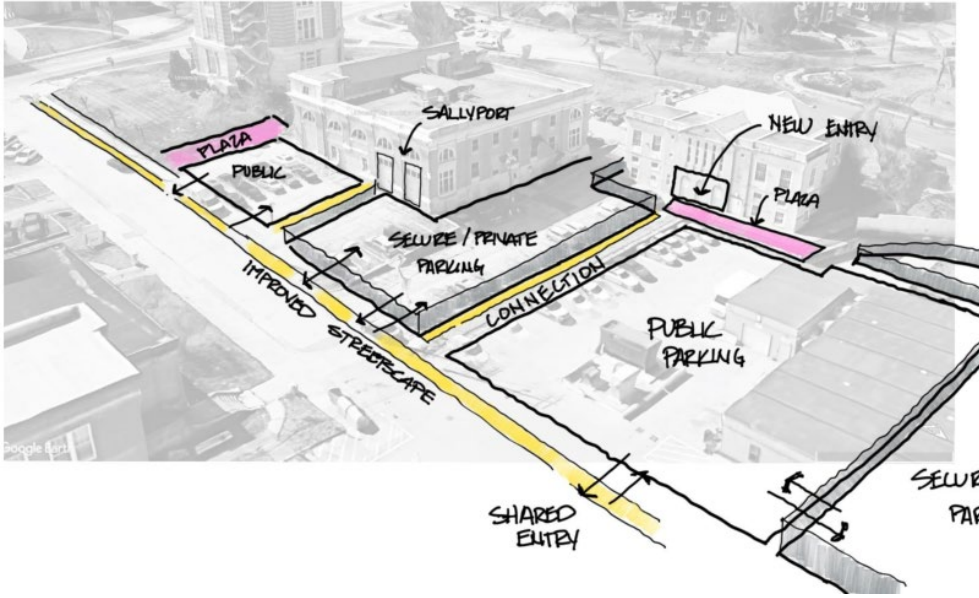


Option 1
Intermixed Private and Public Zones

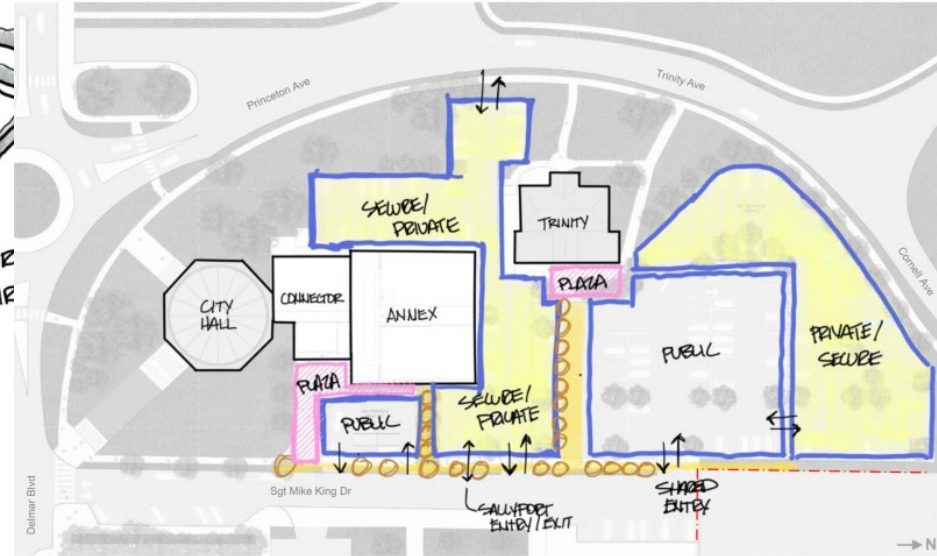


Option 2
Centralized Private Zone

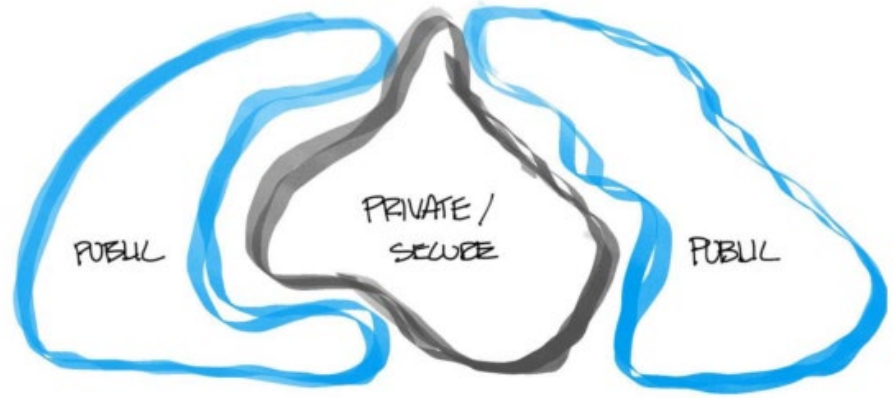
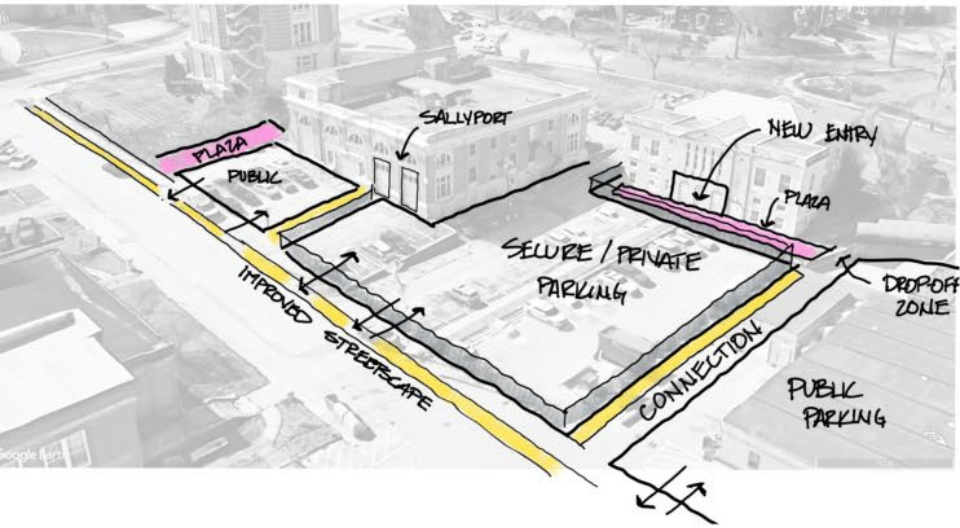
Site Design 9.23.21 Meeting Review



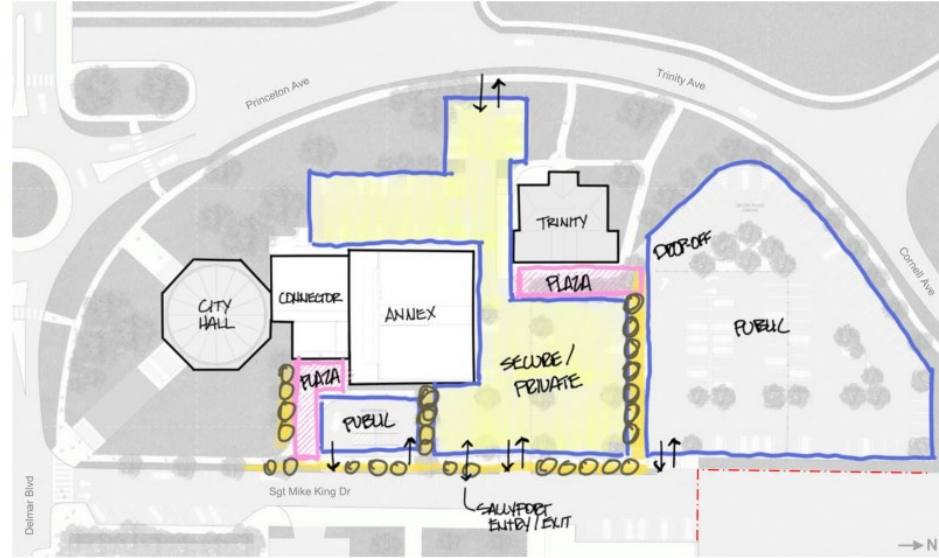
Option 1
Intermixed Private and Public Zones



Site Design 9.23.21 Meeting Review



Option 2
Centralized Private Zone



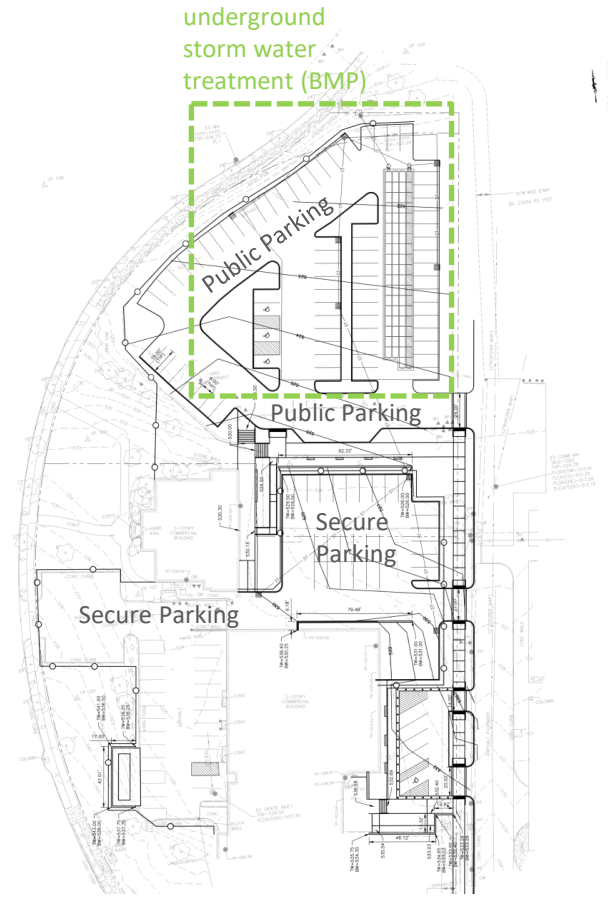
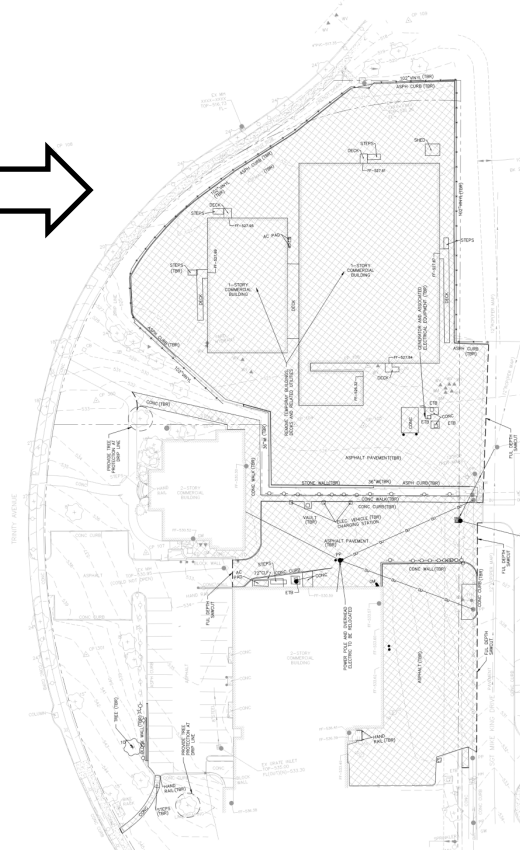
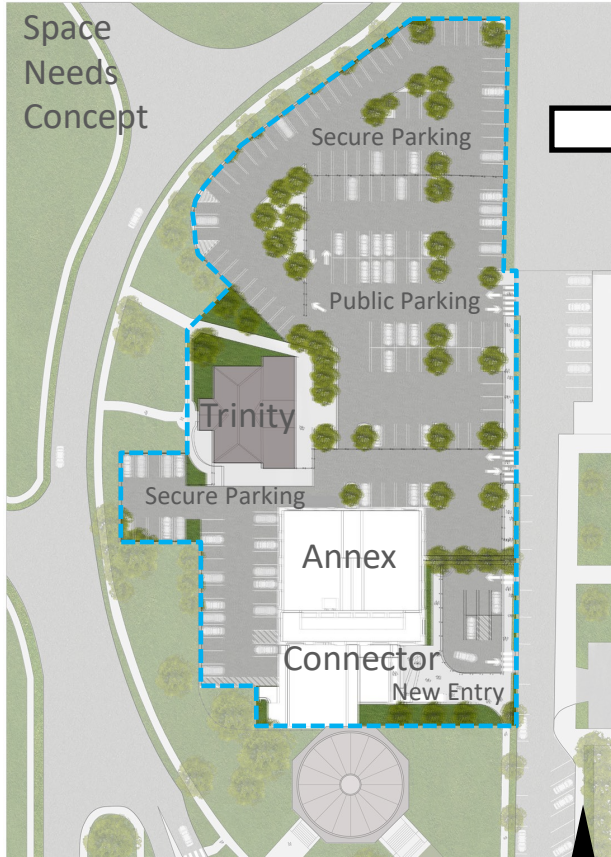
Site Design – Parking

	Program	11.18.21	Delta
Secure	66	64	-2
Public	103	81	-22
Total	169	145	-24



Fig. 1.6

Scope of Site Work



Trivers

