

NOTICE OF STUDY SESSION
Annex and Trinity Renovations Update
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, June 27, 2022
5:30 p.m.

AGENDA

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

Citizen may also observe the Meeting via Live Stream on YouTube:
<https://www.youtube.com/channel/UCyN1EJ-Q22918E9EZimWoQ>

Posted this 24th day of June, 2022.

LaRette Reese
City Clerk

U City Annex + Trinity Renovations

Design Development Update

June 27, 2022 – 5:30pm @ City Council Chambers

Trinity Services

Agenda - Design Development Update

- Community Design Review Summary
- Joint Green Practices / Historic Preservation Commission Summary
- Cost Estimate Update

Community Design Review

Presentation Summary

Trivets

Public Survey Summary Review

Space Needs Study Recap (2019)

THrive[S



Trinity Building



Annex Building



Trivers

existing building inventory vs. proposed need



Available Buildings Total = 110,510 sf

Existing Departments Total = 89,790 sf*

**includes approx 22,000 SF existing police modular facility*

Proposed Departments Total = 101,470 sf



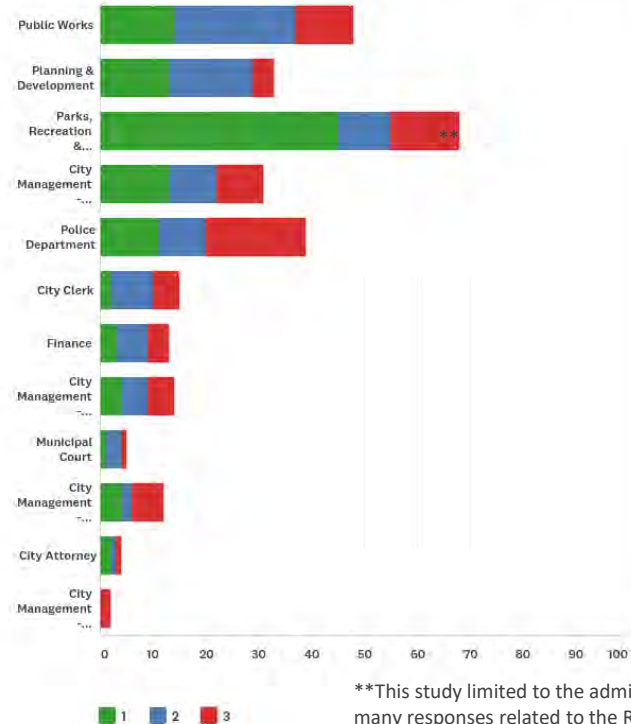
*Police & Municipal Court Totals include Public Support and Building Support sq ft

Public Survey - Visits

General Information

- The top most frequently visited departments, on an annual basis (outside of Parks, Recreation & Forestry):
 - Public Works
 - Police Department
 - Planning & Development
 - City Management/Clerks
 - Finance
- Additional feedback for select facilities follows (City Hall, Police Department, Heman Park Community Center)

Q4 Please rank which city department(s) you interact with *in person* the most? Please only select your top three choices for departments you frequent the most.



**This study limited to the admin area of Centennial Commons, many responses related to the Recreation Complex instead

Public Survey – City Hall

Building's Function



Challenges



Impressions



Public Survey – Police Facility

Building's Function



A word cloud in shades of orange and brown. The most prominent words are 'Tickets' and 'Information'. Other visible words include 'Pay Fine', 'Report Crime', 'Parking Sticker', 'Report Request', 'Citizens Academy', 'Meetings', and 'File Complaint'.

Pay Fine
Meetings
File Complaint
Report Crime
Citizens Academy
Tickets
Information
Parking Sticker
Report Request

Challenges



A word cloud in shades of purple and blue. The most prominent words are 'Limited Parking' and 'Temporary'. Other visible words include 'Trailers', 'Hard to Find', 'Poor Wayfinding', and 'Not in Annex'.

Hard to Find
Poor Wayfinding
Not in Annex
Limited Parking
Hard to Find
Temporary
New Modern Facility
Trailers

Impressions



A word cloud in shades of teal and green. The most prominent words are 'Permanent Structure' and 'New Facility'. Other visible words include 'Preserve & Reuse Historic Buildings', 'Police Deserve Better', 'Intimidating', 'Remain in Civic Plaza', and 'More User Friendly'.

Preserve & Reuse Historic Buildings
Police Deserve Better
Intimidating
Remain in Civic Plaza
Permanent Structure
New Facility
More User Friendly

Take Aways from Public Survey and Space Needs Study

- Plan for ideal workplace and departmental distribution moving as few departments as possible and **improve public access to departments**
- **Separate Police + Municipal Courts** programs (per Ferguson Commission Report recommendation)
- Recommend areas for building improvements / upgrades including strategies for increased **accessibility**
- **Revitalization of historically significant building(s)**

Building Design Progress Report

Design Development Review

LLIvive[S

Project Schedule

March 17, 2022 *Green Practices and Historic Preservation Commissions Review*

March 31, 2022 *Design Development Submission*

May 17, 2022 *Community Design Review*

June 2022 City Council Meeting Update

July 2022 Construction Documents Submission

Aug-Sept 2022 Bidding

October 2022 Construction Start

December 2023 Substantial Completion & Move-in (estimated date)

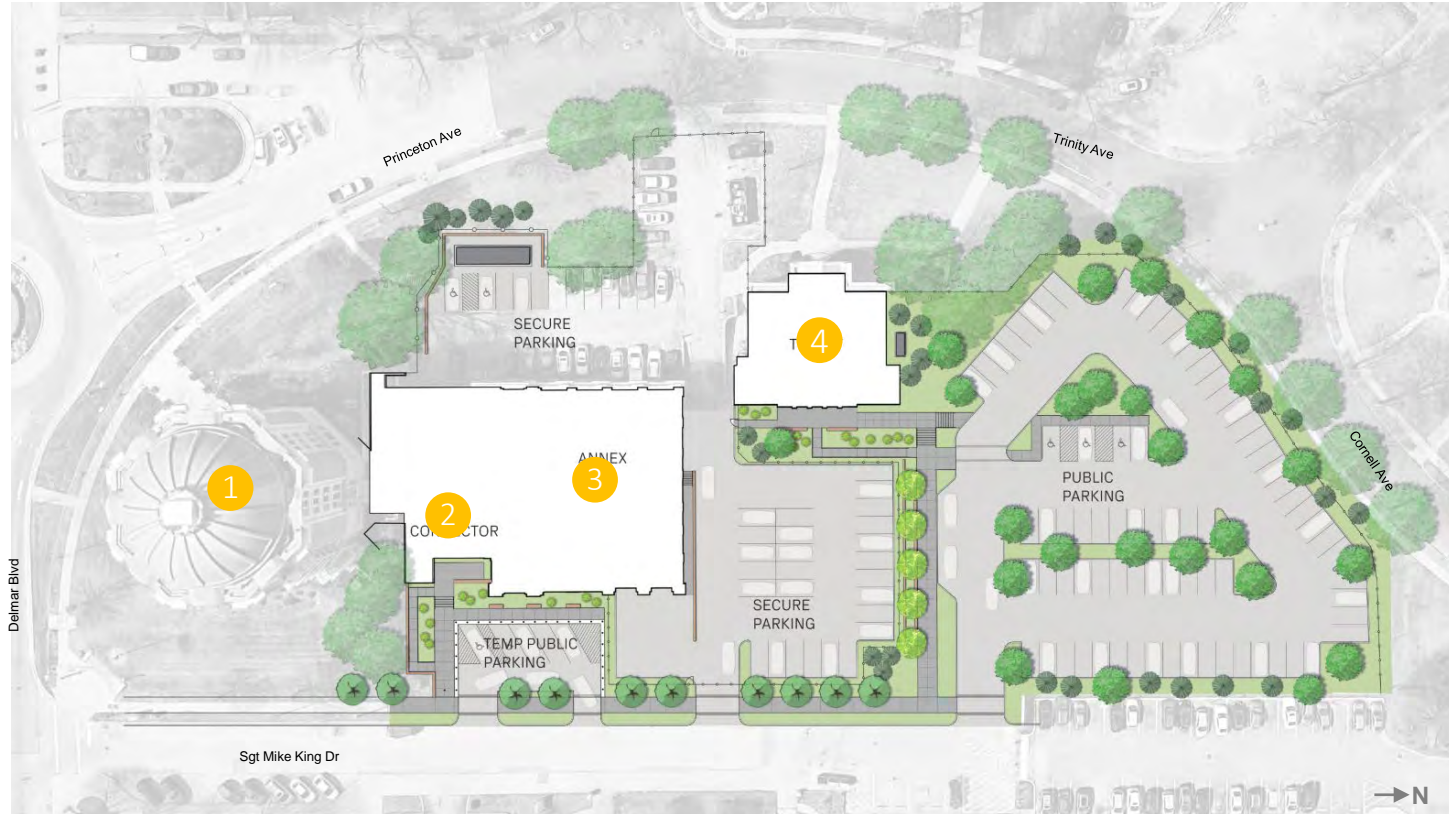
Site Aerial – Design Development



Project Scope

Overview:

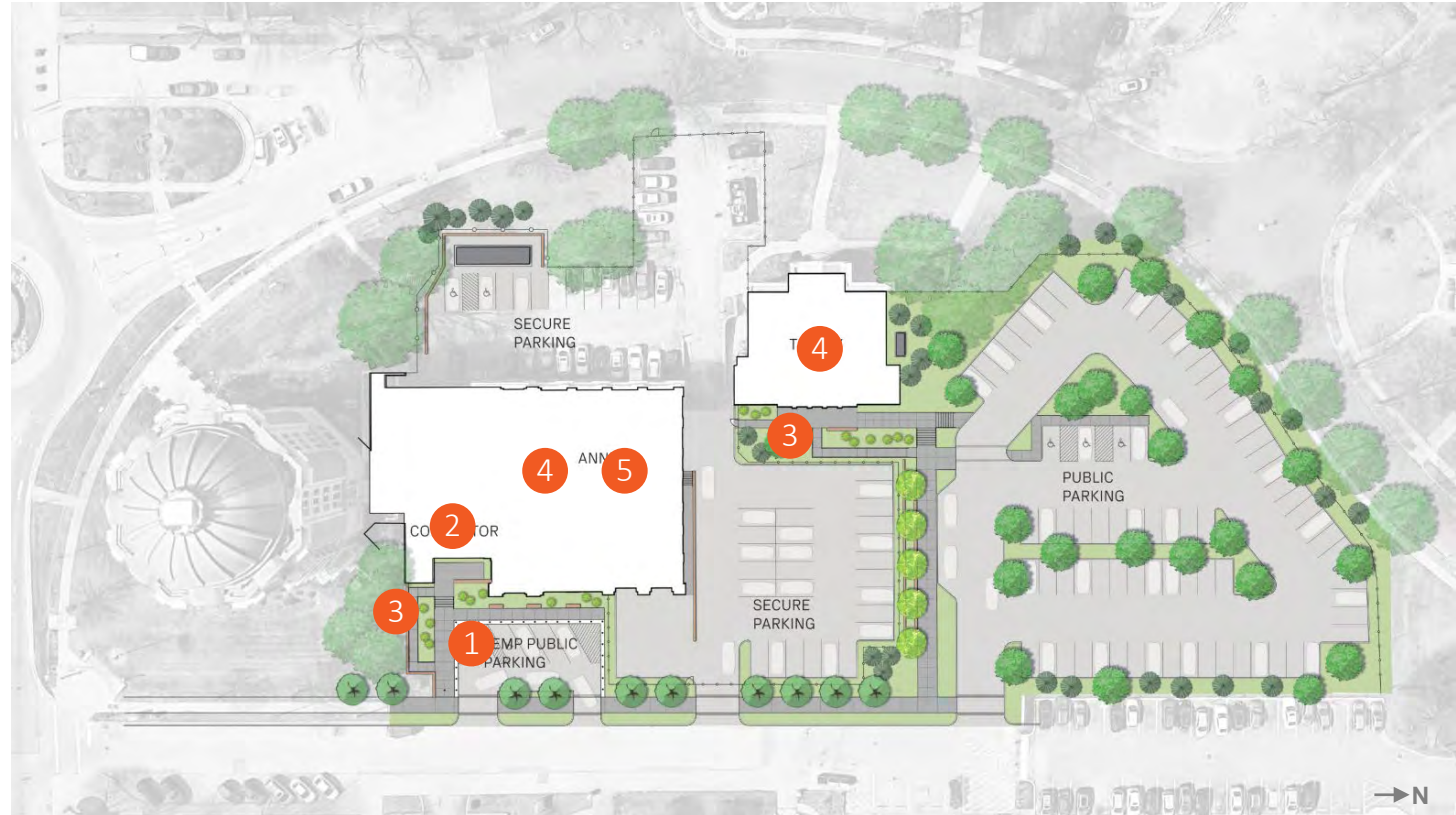
1. City Hall – no work this project
2. One-Stop Shop for City Services
3. Police Headquarters
4. Municipal Courts



Project Scope

Architecture:

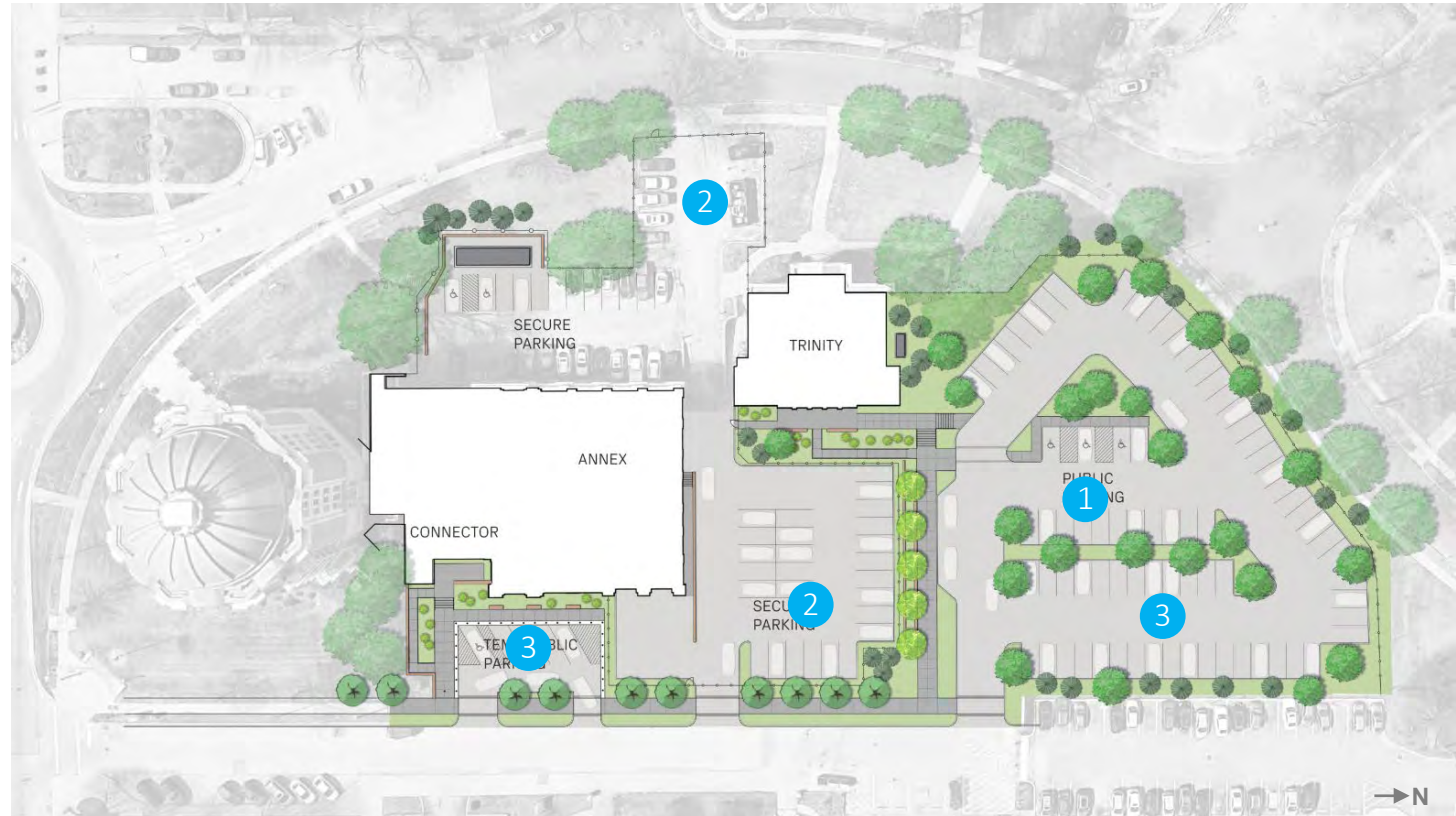
1. New accessible main entry point for City Hall and Police
 2. One-stop area for public facing City Hall services
 3. Accessible entrances and security check points
 4. Updated/new restrooms
 5. Structural retrofit as required for essential services
- + Restore character defining features



Project Scope

Site:

1. Remove temporary police structures
2. Provide secure parking for police parking and sallyport
3. Public parking



Annex Connector: New Main Entry

Accessible Design

Historic Renovations



Finish Selections



Trivers

Annex Connector Interiors: One-Stop

Planning and Development – Public Works – Finance – Police Records



Accessible Design

Access to Departments



Annex Interiors: Police Breakroom

Accessible Design

Historic Renovations



Trinity: New Main Entry



Courts Separate from Police

Accessible Design

Historic Renovations



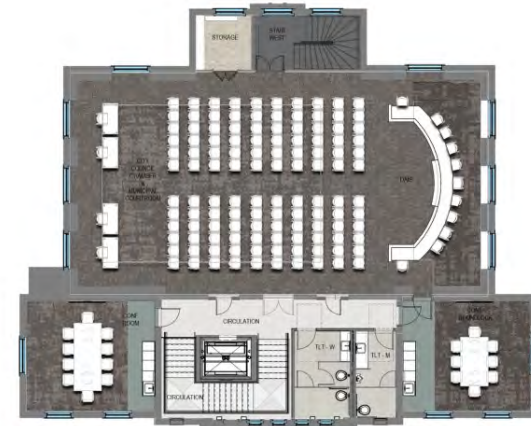
Trivers

Trinity Interiors: Municipal Courtroom

Courts Separate from Police

Accessible Design

Historic Renovations

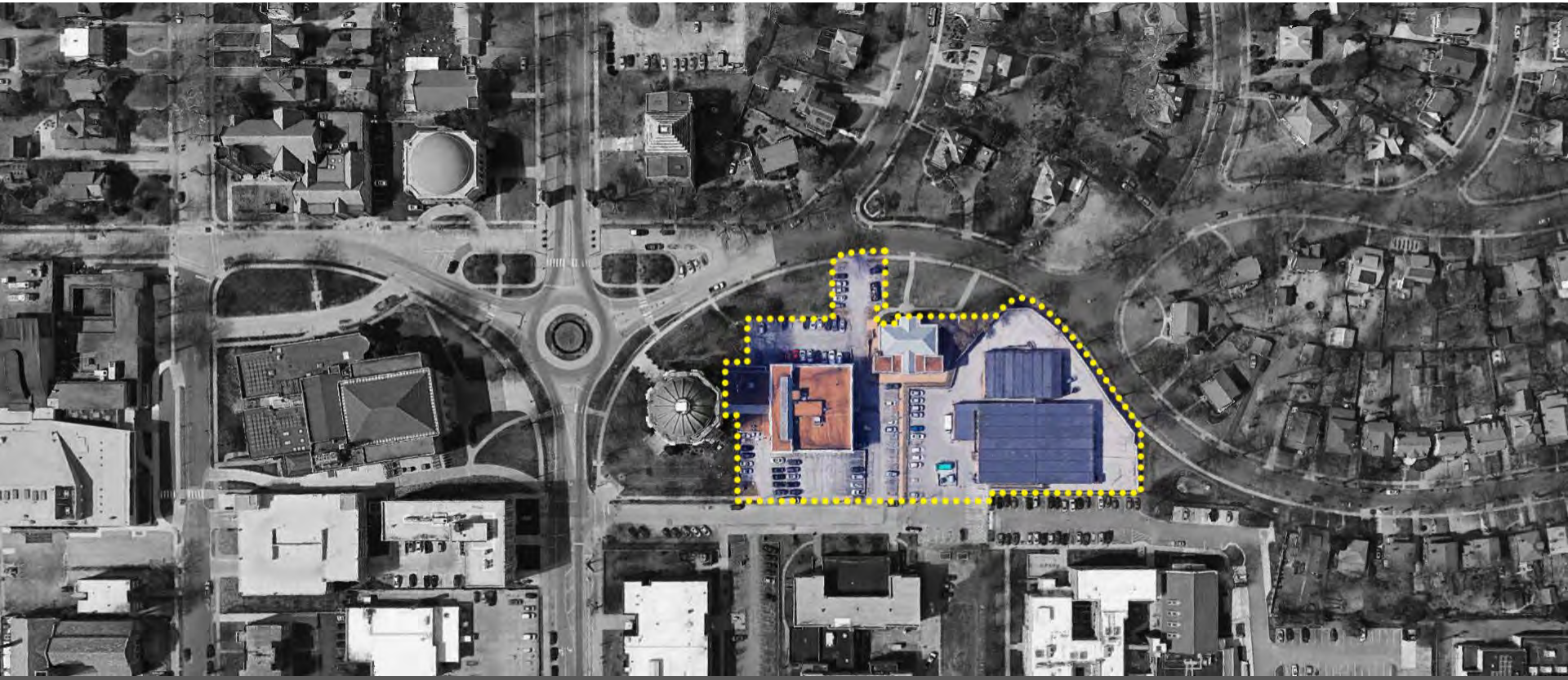


Site Design Progress Report

Design Development Review

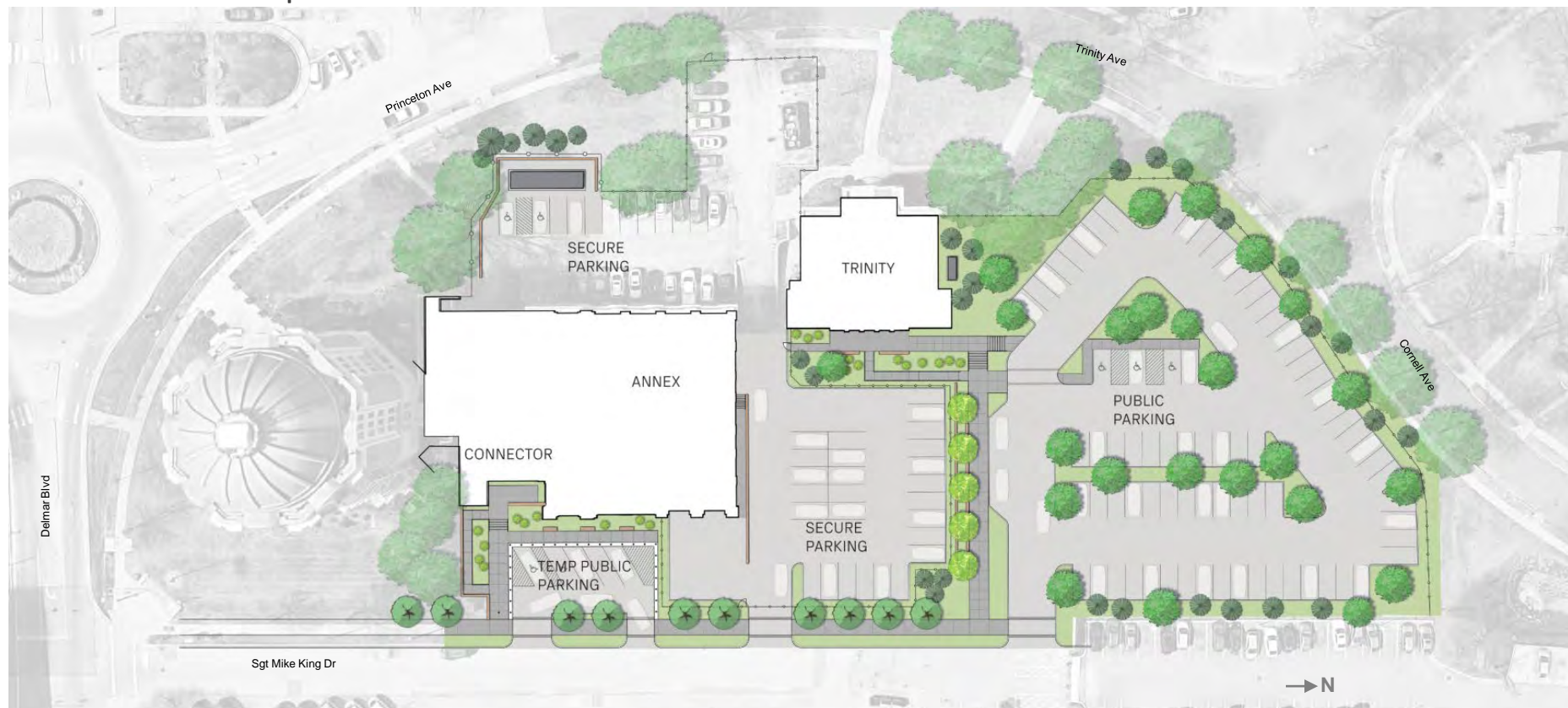
THrive[S

Existing Project Site

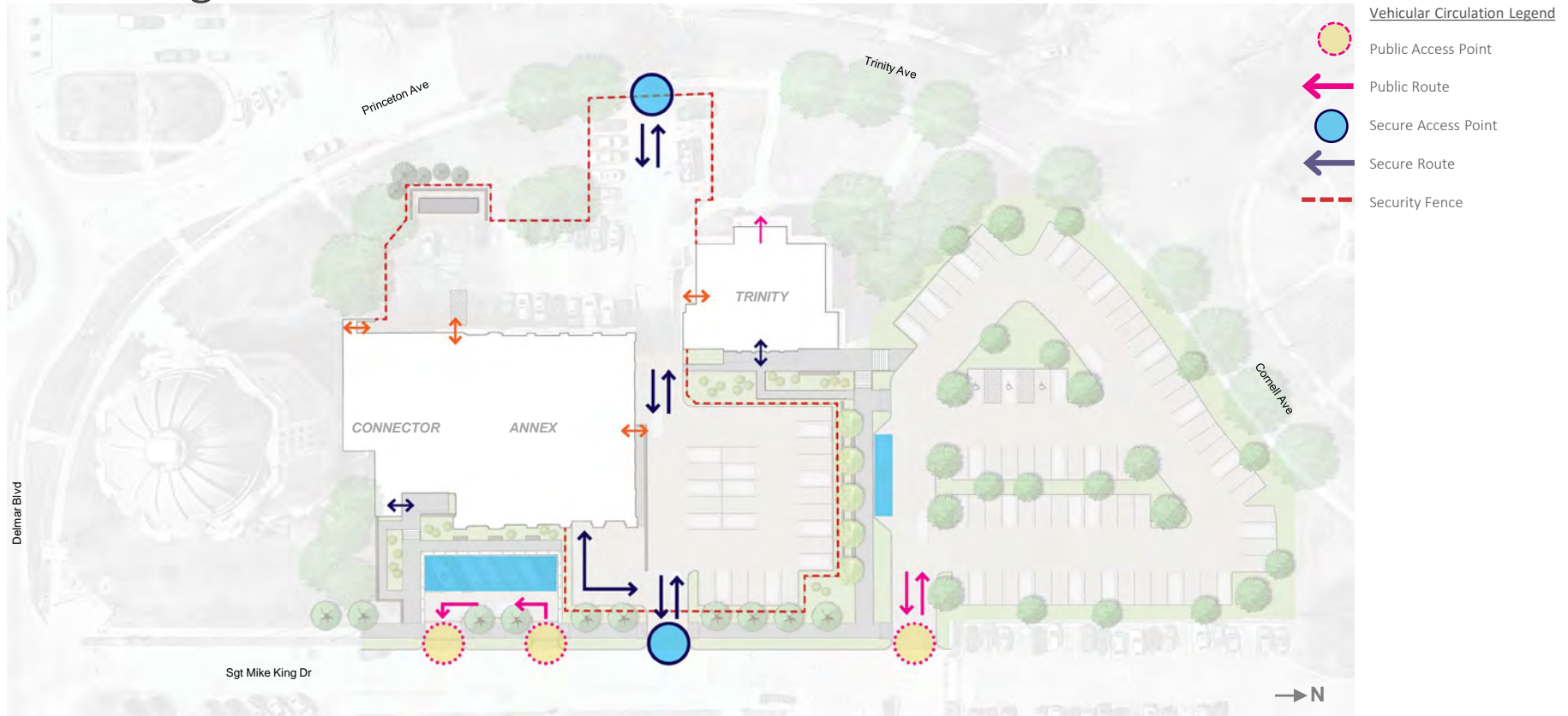


Trivers

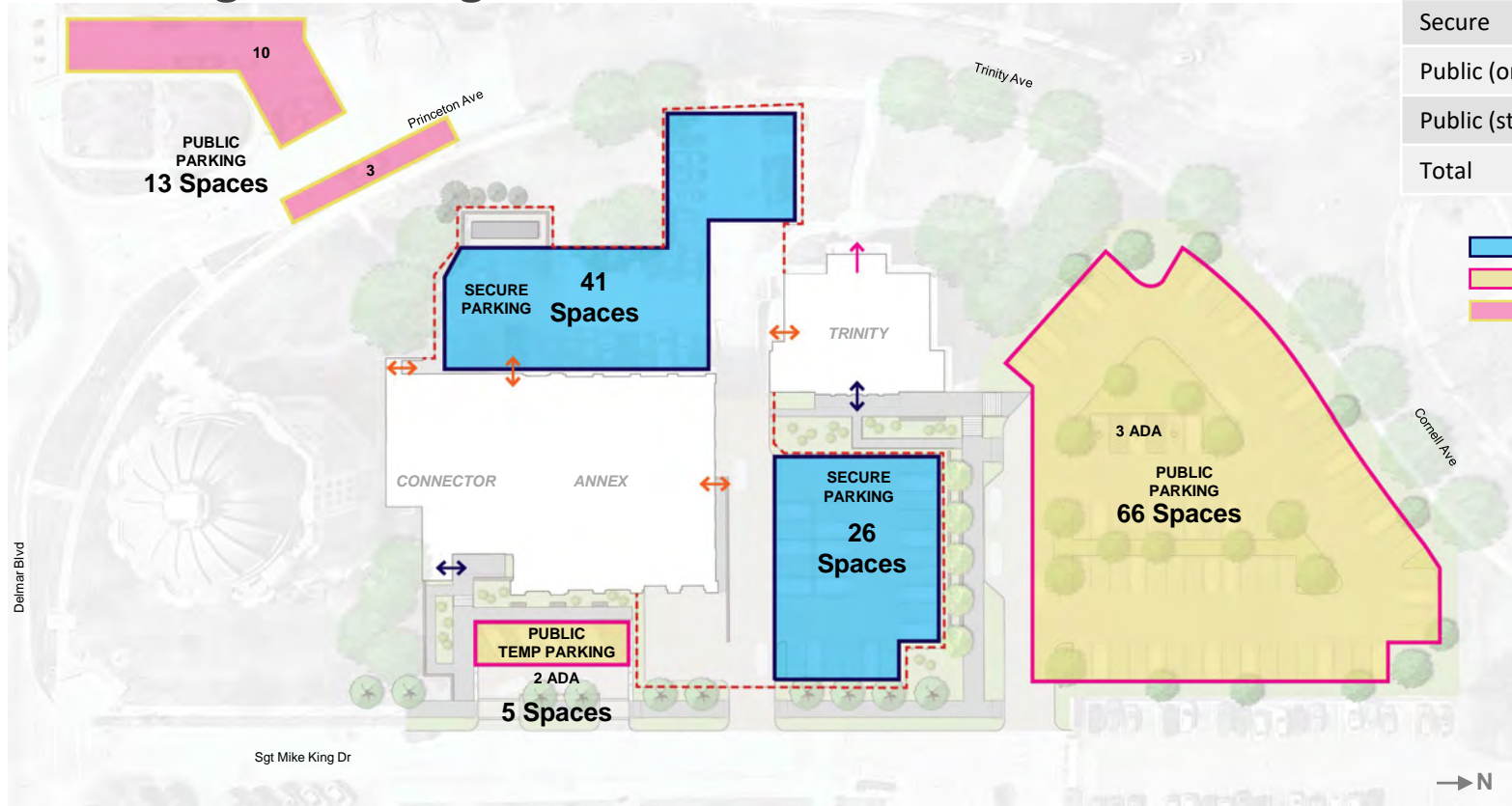
Site Plan Improvements



Site Design: Site Arrival Points & Vehicular Circulation



Site Design: Parking Counts

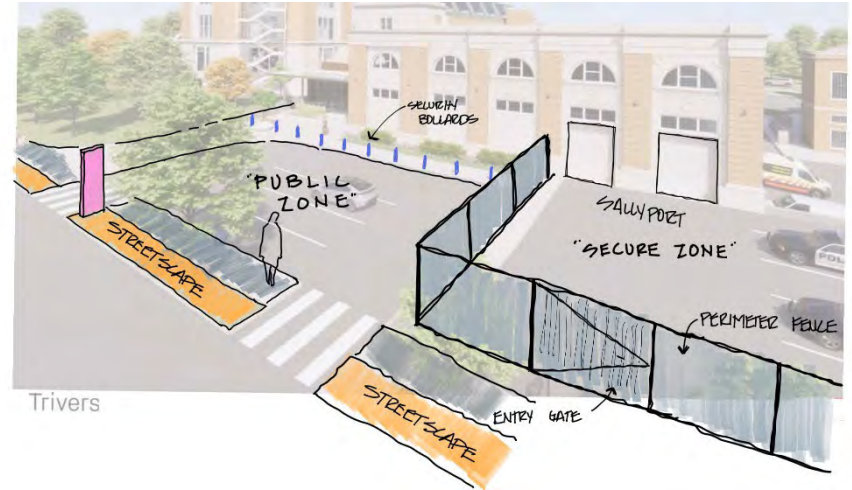
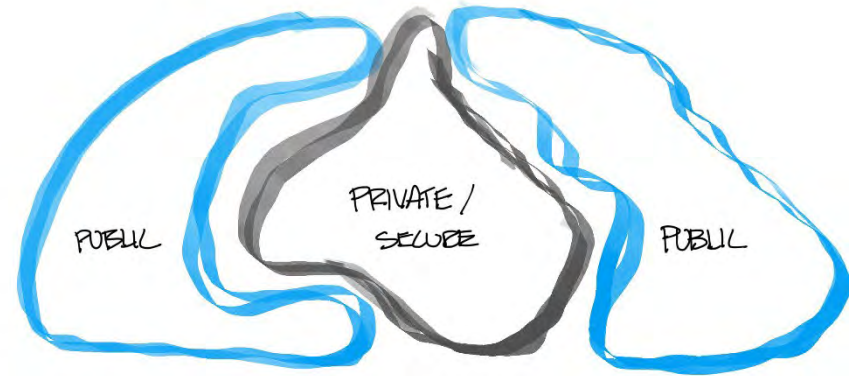
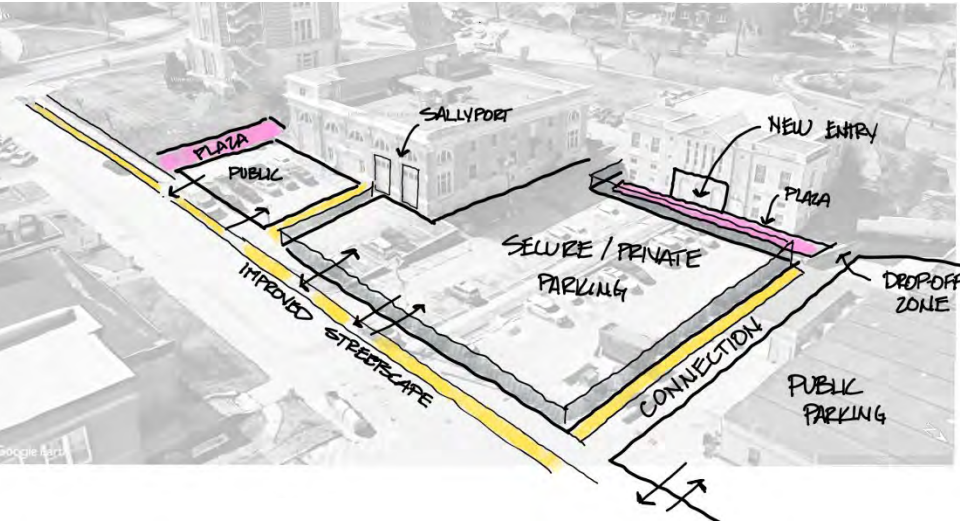


	Program
Secure	67
Public (on-site)	71
Public (street)	13
Total	151

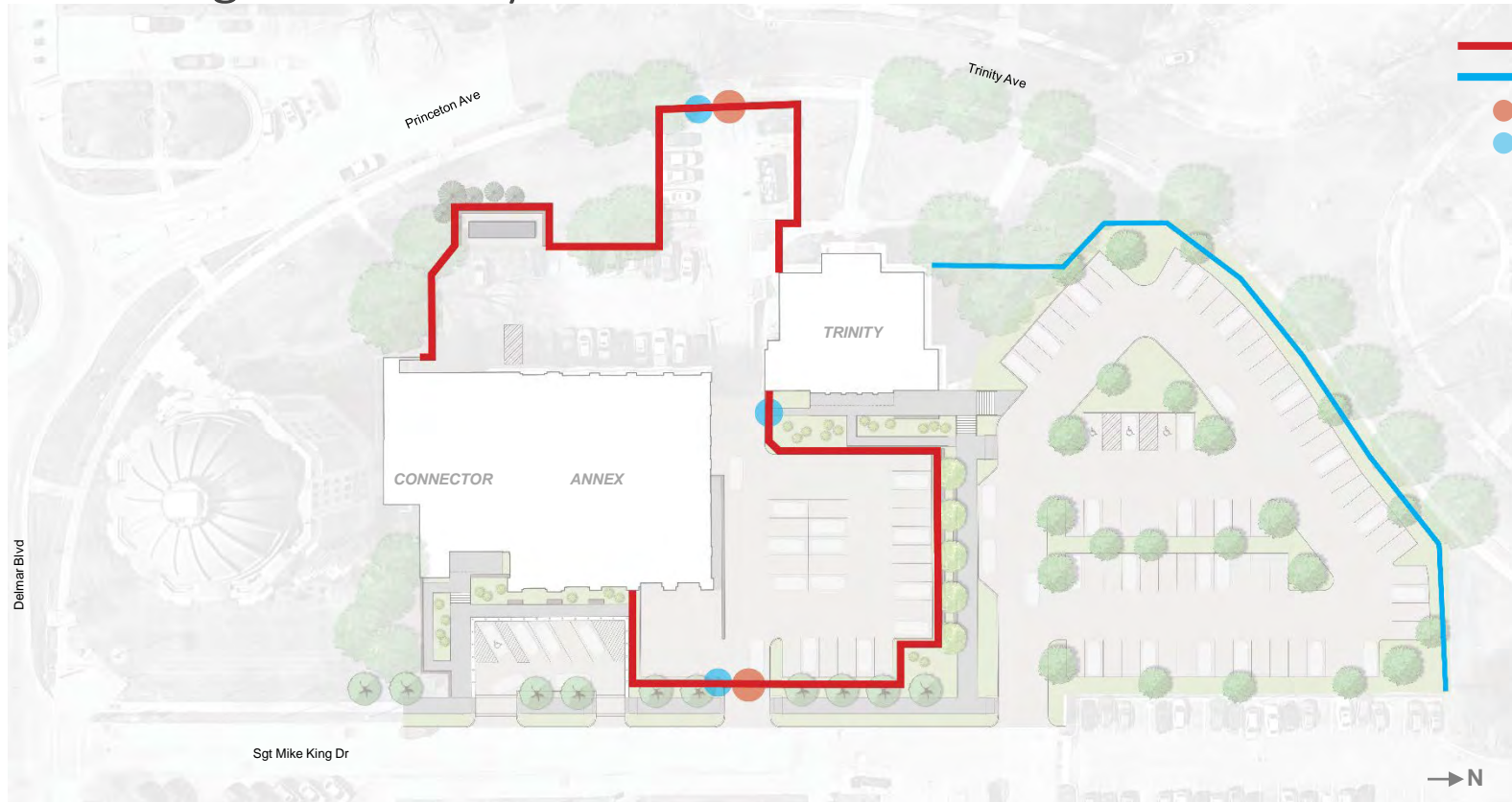
Parking Legend

- Secure Parking
- Public Parking (on-site)
- Public Parking (street parking)

Site Design 9.23.21 Meeting Review



Site Design – Security



Site Security Legend

- Security Fence
- Ornamental Fence
- Vehicular Gates
- Pedestrian Gates

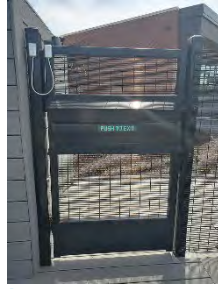
Site Design – Security



Security Fence 8' tall, anti-climb



Vehicular Gate



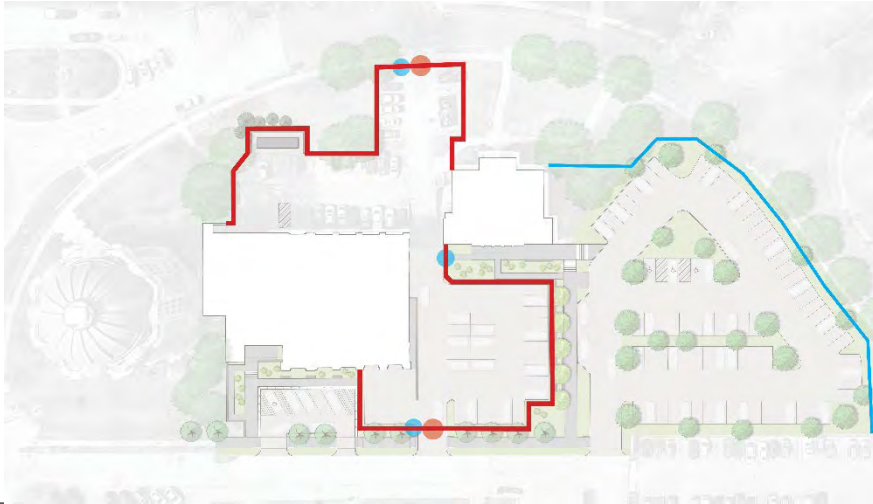
Pedestrian Gate



Ornamental Fence (existing)

To Be Removed

To Remain



Site Security Legend

- Security Fence
- Ornamental Fence
- Vehicular Gates
- Pedestrian Gates

Site Design – Fencing



Existing ornamental fence at the Lewis Collaborative



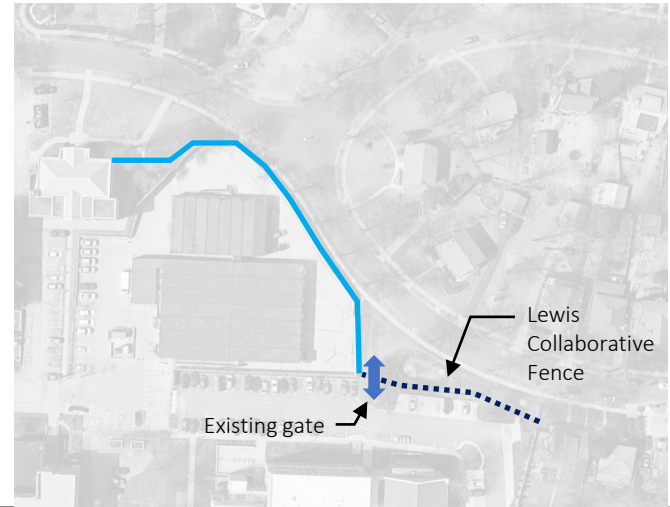
Existing ornamental fence at the Lewis Collaborative



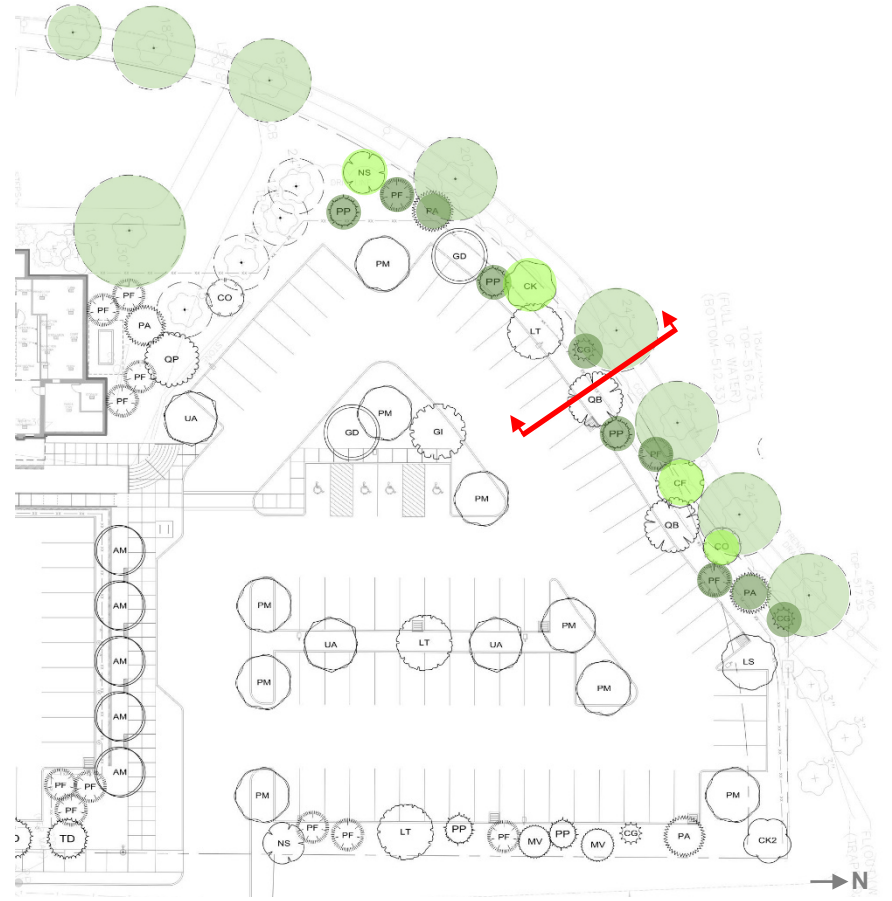
View of existing ornamental fence and landscape



Existing pedestrian gate with access to Harvard Ave



Landscape Screening



Landscape Screening



Blue Atlas Cedar
Cedrus atlantica 'Glauca'



Norway Spruce
Picea abies



Blue Spruce
Picea pungens 'Fat Albert'



Vanderwolf's Pyramid Pine
Pinus flexilis 'Vanderwolf'



American Yellowwood
Cladrastis kentuckea



Blackgum
Nyssa sylvatica



American Beautyberry
Callicarpa americana



Red Sprite Winterberry
Ilex verticillata 'Nana'



Grey Owl Juniper
Juniperus x 'Grey Owl'



Northern Bayberry
Morella pensylvanica 'Morton'



Cherry Laurel
Prunus laurocerasus



Leatherleaf Viburnum
Viburnum rhytidophyllum

Site Materials



Concrete Sidewalk



Concrete Pavers



Accent Colored Concrete



Seatwall + Site Walls



Trench Drains (cast iron)



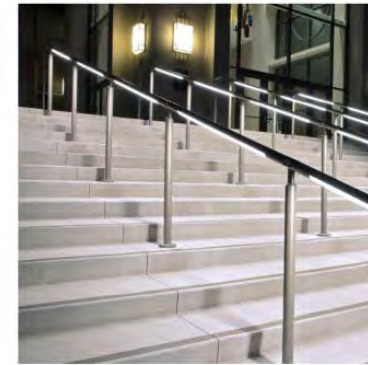
Security Fence



Existing Ornamental Fence



Security Bollard (stainless steel)



Handrails (stainless steel)

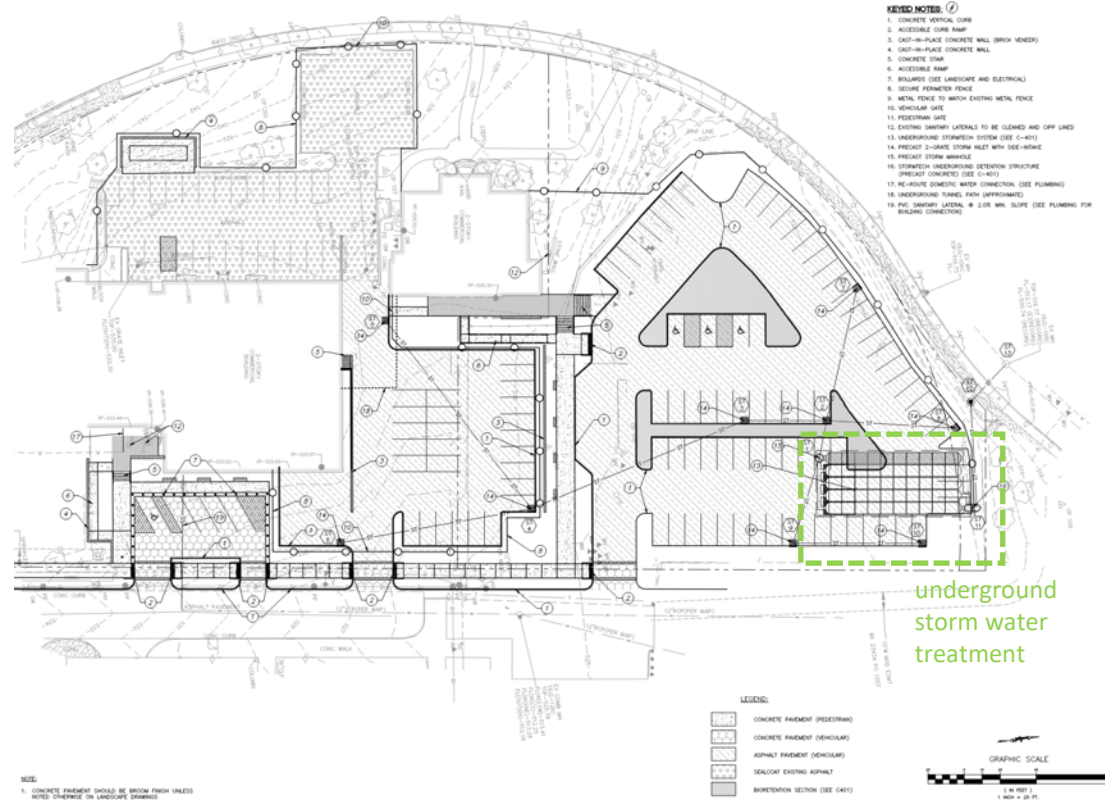


Site Furniture

Stormwater Management

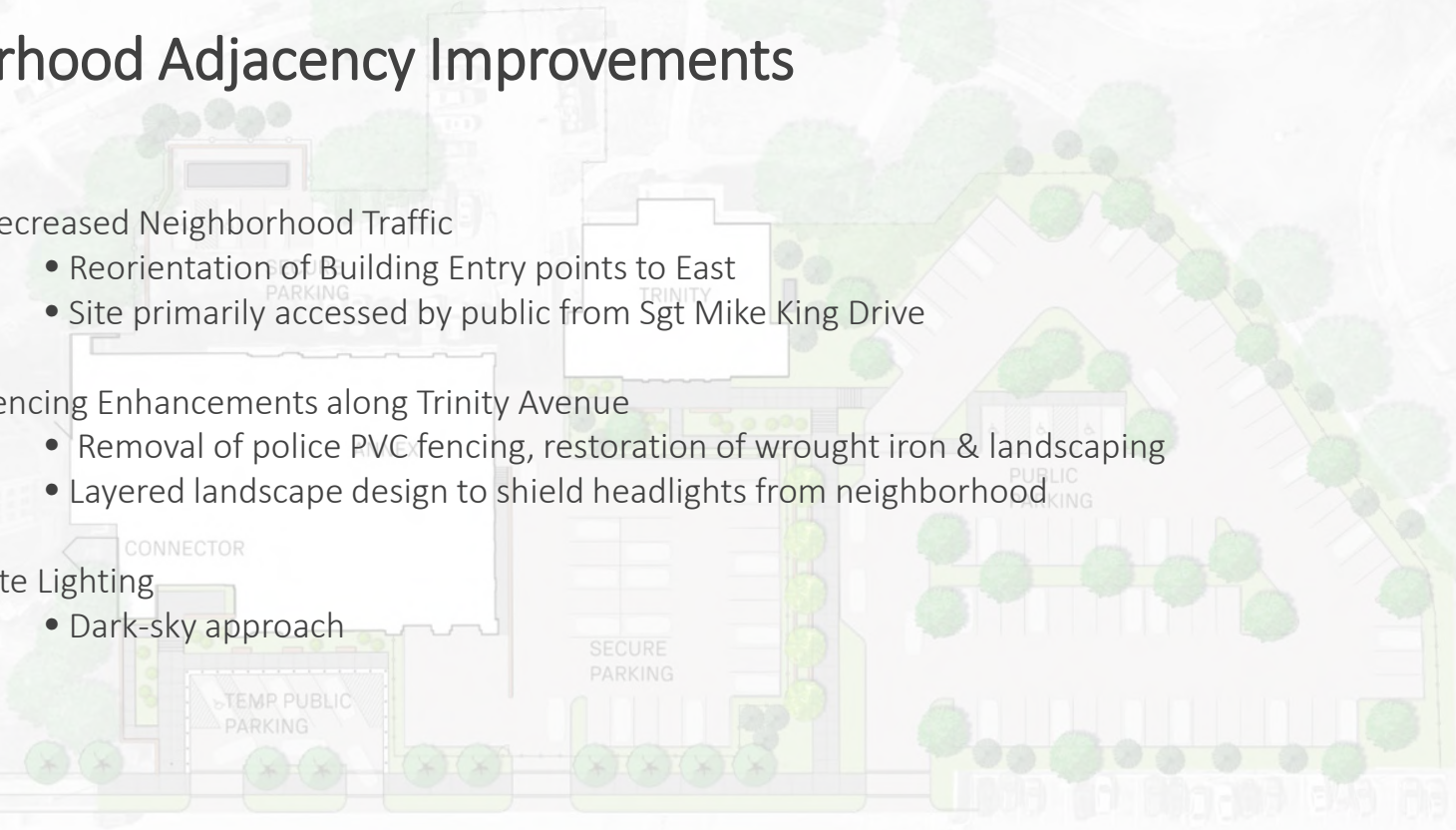
Overview:

1. MSD has reported downstream issues of the project site. As such MSD requires the treatment of the new work to be equal to that of a greenfield site.
2. Two MSD stormwater requirements will be met:
 1. Volume Reduction (reducing the amount of stormwater leaving the site)
 2. Flood Protection (reducing the rate at which stormwater water is leaving the site)
3. Both requirements will be addressed with an underground chamber style detention system located at the north end of the site.



Neighborhood Adjacency Improvements

- Decreased Neighborhood Traffic
 - Reorientation of Building Entry points to East
 - Site primarily accessed by public from Sgt Mike King Drive
- Fencing Enhancements along Trinity Avenue
 - Removal of police PVC fencing, restoration of wrought iron & landscaping
 - Layered landscape design to shield headlights from neighborhood
- Site Lighting
 - Dark-sky approach



Green Practices Commission

Presentation Summary

TIFFIN
LIVES
S

Mechanical System - General

Design Goals

- System Fits in with Interior Design Goals / Preserve Building Character
- High System Efficiency to meet City Goals
- High Level of Space Control

System Characteristics

- Distributed Cooling Units
- Separated Dedicated Outdoor Air Systems
- Minimize large ducts thru spaces

Advantages

- Highly Efficient Design
- De-Couple Outdoor Air from Space Cooling



Target

University City, MO / Building and Construction / Building and Construction →

← Article X Energy Efficiency, Renewable Energy and Greenhouse Gas Reduction Policy

Section 500.260 Energy Efficiency, Renewable Energy and Greenhouse Gas Reduction Policy.

2. All projects, prior to approval for construction, will be required to demonstrate that the following analyses support the final project delivered:
 - a. Estimate the energy consumption and long-term operating costs of the building built to minimum code requirements;
 - b. Propose energy efficiency measures based on current technology and site location that exceed current City energy code requirements by a minimum of thirty percent (30%);
 - c. Estimate the energy consumption and long-term operating costs from the measures proposed in Subsection (C)(2)(b);
 - d. Estimate the reduction in carbon dioxide produced between Subsection (C)(2)(a) and (C)(2)(b) and value this reduction at not less than twenty dollars (\$20) per ton per year;
 - e. Provide a life cycle analysis of the costs and benefits of proposed measures, including the value of Subsection (C)(2)(d) based on a twenty-year analysis period for measures proposed in Subsection (C)(2)(b); and
 - f. Include all measures proposed in Subsection (C)(2)(b) that provide the project a fifteen-year payback or provide a yield equal to or better than that earned on the reserve fund.
3. Licensed design professionals providing services for a project and providing energy analyses pursuant to Subsection (C)(2) will be required to demonstrate capability and experience with energy analyses, or to hire consultants with the necessary expertise.
4. The City shall commission all building projects in accordance with the United States Green Building Council's enhanced commissioning guidelines for leadership in energy and environmental design (LEED) certification.

*to use the performance path for compliance IECC 2018 requires you to beat the prescriptive path (option 1) by a minimum of 15%. If we are using the performance path (option 3) and we need to beat this improvement, we would need to improve over the prescriptive path by 45%.

Results – early analysis

System/Plant	Energy Cost		EUI		CO2	
	(\$/yr)	Savings (%)	(kBtu/sqft /yr)	Savings (%)	(metric tons)	Savings (%)
Baseline – Packaged VAV w/Reheat	\$81,000	-	101	-	586	-
Proposed – 4 pipe fan coil units with DOAS	\$69,000	16%	71	29%	513	12%

- The energy consumption data is listed as ENERGY USE Intensity (EUI). EUI is a measure of how much energy the building uses per square foot of building area per year.
- Values in table represent data obtained from first pass energy model and may not represent the final values pending further information and model iterations.

Historic Preservation Commission

Presentation Summary

Historic Preservation Commission

Historic Significance

Trivets

Press Building (“Annex”) Modifications



1903: press annex constructed



1908: deconstruction &
reconstruction of press annex



1910: completion of new press annex
envelope design

Press Building (“Annex”) Modifications



1940: fire at annex building left only 5 original bays remaining



City Support Services History



1930: Women's magazine acquired for U City's City Hall



1934: Press Annex houses U City's police & fire departments

Trinity History

KLIPSTEIN & RATHMANN, Architects	
316 North Eighth Street St. Louis, Mo.	
PUBLIC LIBRARY & AUDITORIUM FOR THE CITY OF UNIVERSITY CITY - MISSOURI 630 TRINITY AVE. UNIVERSITY CITY	Com. No. 792
Drawn by <u>D.E.C.</u> Traced by <u>D.E.C.</u> Checked by _____	Sheet No. 5
Scale <u>AS NOTED</u> Date <u>Nov. 22, 1938</u>	

Form 10-330a (July 1969)	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE	STATE Missouri
NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM		COUNTY St. Louis
(Continuation Sheet)		FOR NPS USE ONLY
		ENTRY NUMBER DATE

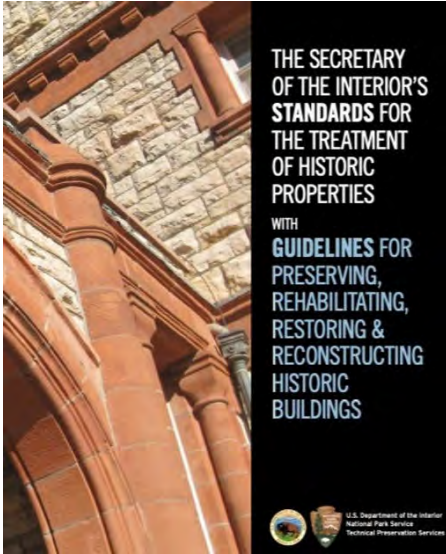
(Number all entries)	
1. #1	CITY HALL PLAZA HISTORIC DISTRICT
<u>COMMON NAME</u>	<u>HISTORIC NAME</u>
1. City Hall	1. Woman's Magazine Building, Executive Magazine Building
2. Police Station/Firehouse	2. Magazine Press Building
3. Ward Building	3. Art Institute of the People's University
4. Lion Gates, Entrance Pylons	4. Entrance Pylons



- Period of Significance: 1902-1912
- Boundary includes Trinity site
- Still treating it as a significant historic structure

Historic Standards

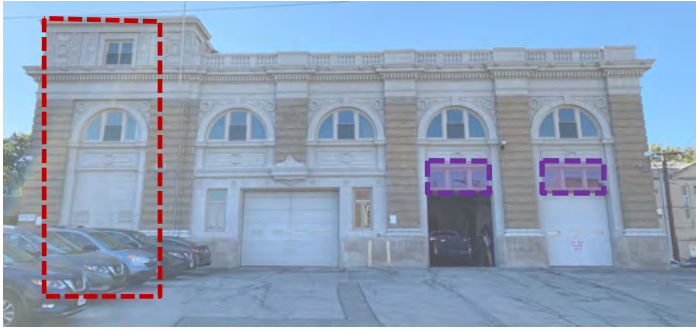
Secretary of the Interior's Standards
for Rehabilitation






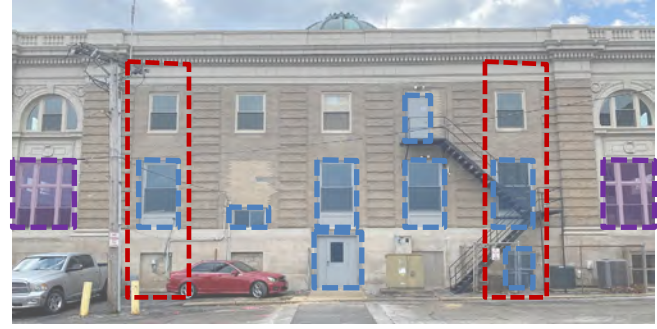
Key Features of Interest (Historic)




Trivets

Annex – seismic upgrade



-  location of concrete shear wall on interior
-  window infill for structural or planning needs
-  window upgrade for security



-  location of concrete shear wall on interior
-  window infill for structural or planning needs
-  window upgrade for security

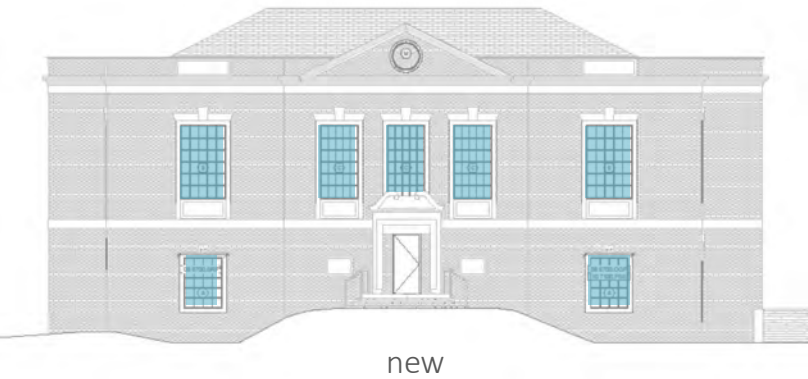


east (primary) elevation

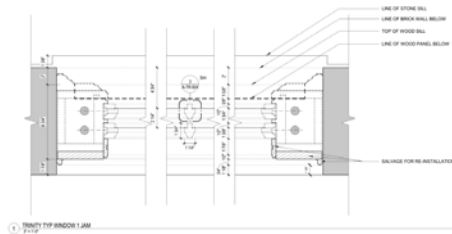
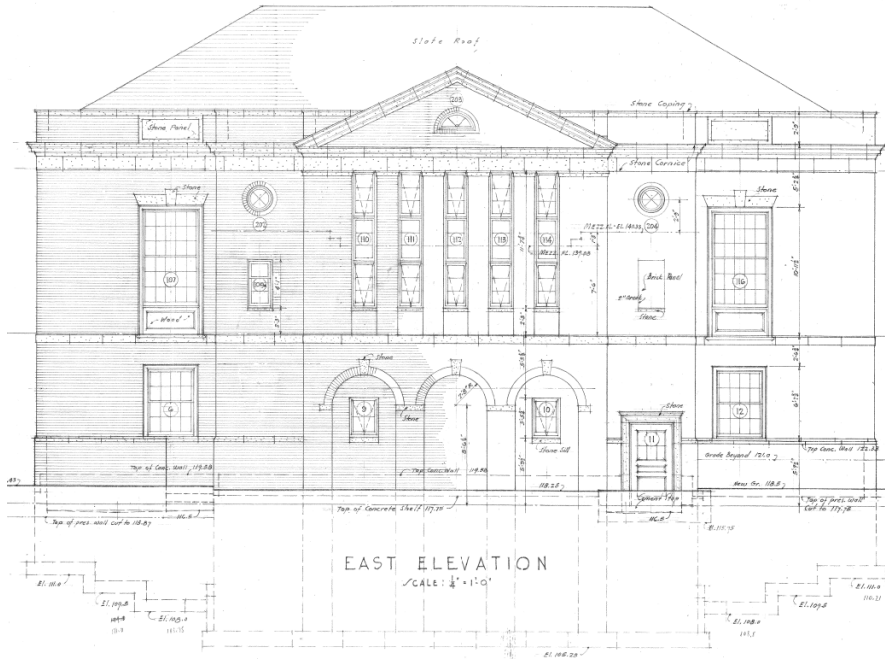


north (secondary) elevation

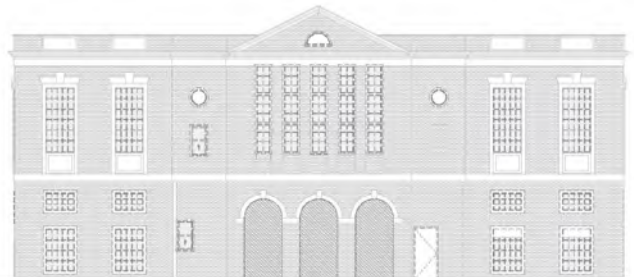
Trinity – west (primary) elevation



Trinity – east (secondary) elevation



Trinity – east (secondary) elevation

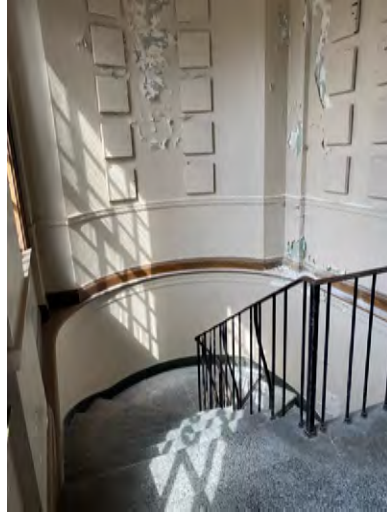


existing



new

Trinity – historic stair & reading room



Cost Estimate

Design Development Update

ITL
Lives
Services

Scope of Work – *Design Development 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
 - *Development of New Entries and detailing at Annex + Connector*
 - Restore remaining historic architectural features in the Annex and Trinity buildings
 - *Material Selections*
 - *Restoration of 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
 - *Pursuing elevator variance for existing Annex elevator (APPROVED)*
 - 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
 - Structural retrofit as required for essential services
 - *Annex Seismic Retrofit priced as alternate for cost visibility*
- Site Improvements include (no changes):
 - Remove temporary police structures (by others)
 - Provide secure parking areas for police parking and sallyport
 - Provide new Public and Accessible Parking and drop-offs, entry plazas and landscaping
 - *Material Selections*
 - Provide new generator for Police Facility

Construction Cost Estimate Summary

Comparison from Space Needs Study to Schematic Design to Design Development

November 12, 2020 (Study)		January 5, 2022 (SD)		April 26, 2022 (DD)		DEVIATIONS FROM SD to DD	
Annex	\$15,656,001	Annex	\$13,367,158	Annex	\$14,102,024	Annex	+ \$734,866
Trinity	\$ 2,270,657	Trinity	\$ 3,517,536	Trinity	\$ 3,968,245	Trinity	+ \$450,709
Site Work	\$ 1,628,174	Site Work	\$ 2,936,054	Site Work	\$ 3,154,730	Site Work	+ \$218,676
TOTAL	\$19,563,832	SUB TOTAL	\$19,820,748	SUB TOTAL	\$21,225,000	SUB TOTAL	+\$1,404,252
		Seismic Retrofit \$	438,639	Seismic Retrofit \$	851,749	Seismic Retrofit +	\$413,110
		TOTAL	\$20,259,441	TOTAL	\$22,076,749	TOTAL	+\$1,817,308

Escalation continues to trend high due to current supply chain climate

- Structural Steel items of note:
 - Framing for Connector Addition
 - Framing for new canopies at Connector + Trinity
 - Floor framing for removed Trinity stacks
 - Floor framing for raised garage bay at Annex
 - Seismic retrofit assumptions better defined by geotechnical investigations
- Mechanical design development to meet Energy Code Requirements
- Electrical power/data development
- Site design development

Construction Cost Estimate Summary

From Design Development Documents

**+\$1,817,308 from
previous estimate (9%)**

University City - Annex & Trinity Buildings Design Development

April 26, 2022

	<u>Base Estimate Cost</u>	<u>General Conditions</u>	<u>Escalation</u>	<u>Design Contingency</u>	<u>GC Overhead & Profit</u>	<u>Total Cost</u>
		6.00%	4.44%	10.00%	12.00%	
A01 Annex + Connector Bldg.	\$10,339,464	\$620,368	\$486,617	\$1,144,645	\$1,510,931	\$14,102,024 +\$734,866
B01 Trinity Building	\$2,909,478	\$174,569	\$136,932	\$322,098	\$425,169	\$3,968,245 +\$450,709
C01 Sitework - City Hall Campus	\$2,313,017	\$138,781	\$108,860	\$256,066	\$338,007	\$3,154,730 +\$218,676
Total Costs	\$15,561,959	\$933,718	\$732,408	\$1,722,808	\$2,274,107	\$21,225,000 +\$1,404,252
	Base	6.00%	4.44%	10.00%	12.00%	Total
D01 Annex Seismic Retrofit	\$624,494	\$37,470	\$29,391	\$69,135	\$91,259	\$851,749 +\$413,110



- Estimates based on drawings dated March 31, 2022
- Escalation assumes construction start of Fall 2022
- Design fees not included
- FFE not included

1015 South Moyers Road
Suite 1070
Oakbrook Terrace, IL 60181
630.678.0100
www.ccsillinois.com

Construction Documents: *Next Steps*

MOVING THROUGH APPROVALS PROCESSES & TIMELINE

JUNE/JULY 2022

- City Council Update
- Lot Consolidation (Plan Commission & City Council)
- Site Development Plan (City Council)
- Procurement Review & Prep

Project Schedule

- Client Meeting Schedule
 - 04.28.2022 – DD Cost Estimate Overview
 - 05.26.2022 – Detention Area Design Review
 - 06.23.2022 – Security, Engineering Review
 - 07.14.2022 – Client Meeting Final Check-in
- Construction Documents – 4/2022 – 7/2022
 - 07.29.2022 – 100% CD Final Submission
 - 08.11.2022 – 100% CD Cost Estimate Complete
 - Bidding + Contractor Selection – 8/2022 – 9/2022
 - Construction Begins – 10/2022
 - Final Completion – 12/2023 (estimated)

Thank you!

Trivets



Trivers