



CITY OF ELOY NEW CITY HALL PROJECT



CITY COUNCIL WORK SESSION

ABACUS

SMITHGROUP JJR

CORE
CONSTRUCTION™

August 21, 2017



AGENDA

1

Schedule and Design and Program Overview

2

Exterior Options

3

Cost and Budget

4

Next Steps

5

Council Discussion

ABACUS

SMITHGROUP JJR

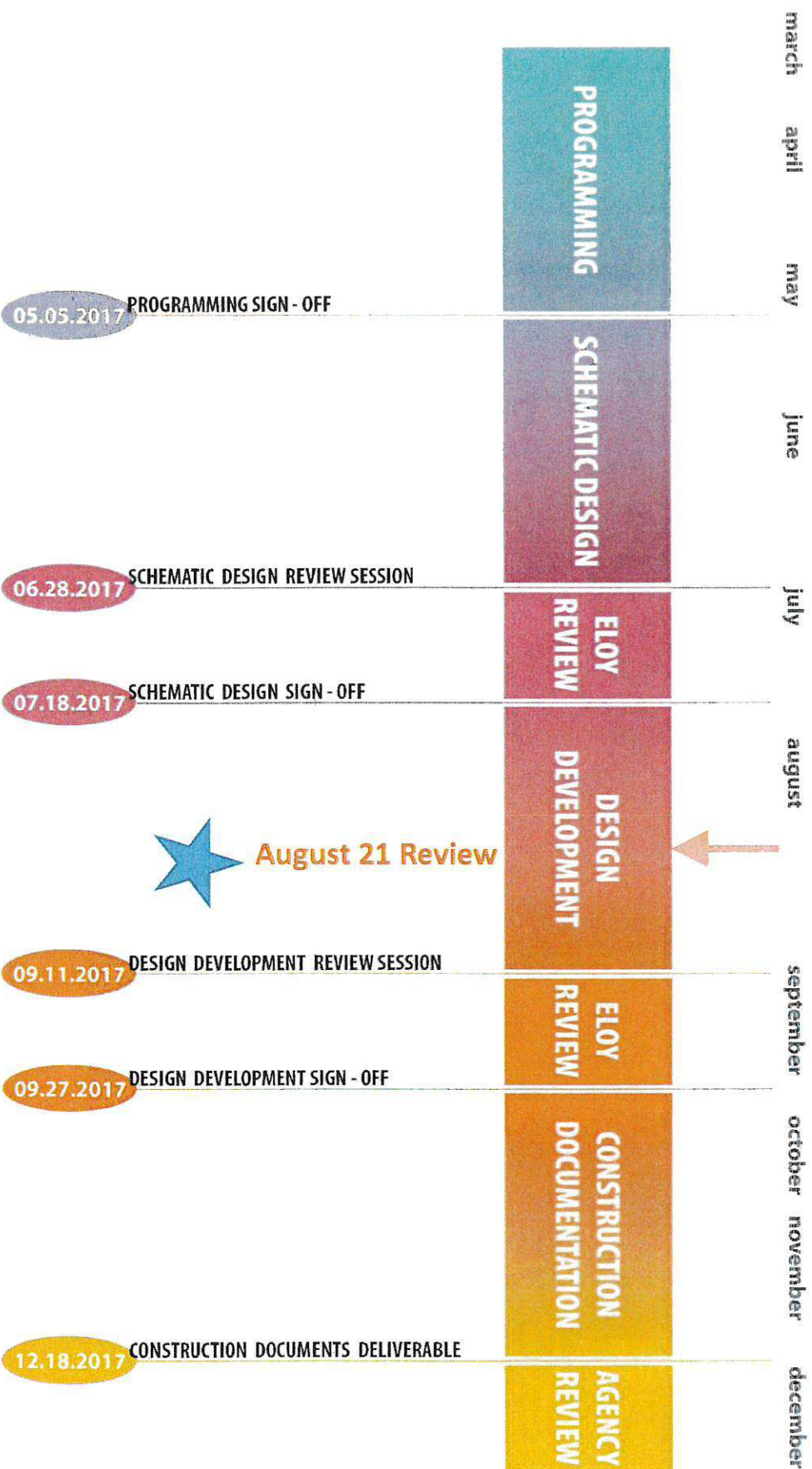
CORE
CONSTRUCTION™

August 21, 2017

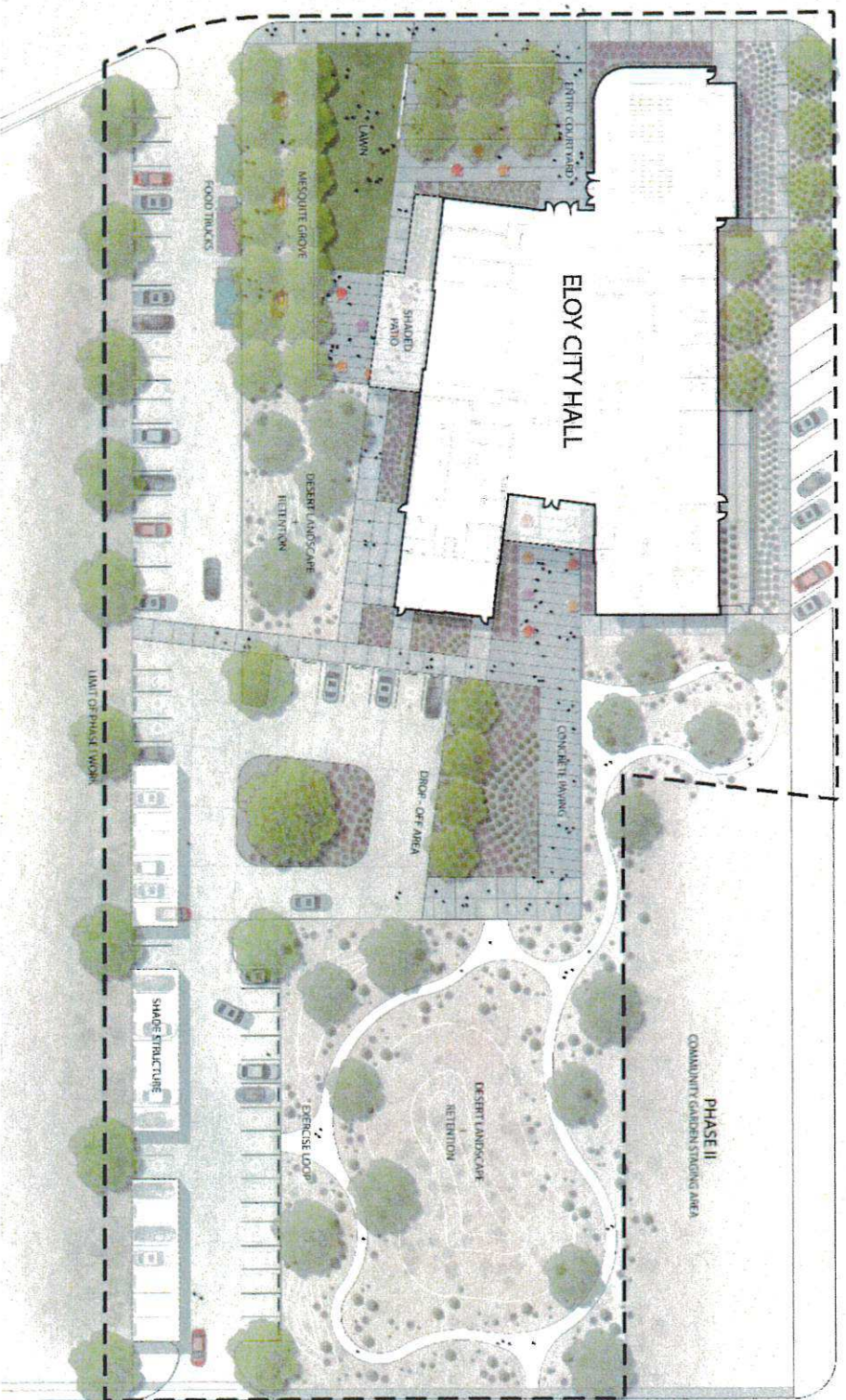


1 SCHEDULE UPDATE

ELOY CITY HALL DESIGN PHASE LOOK AHEAD



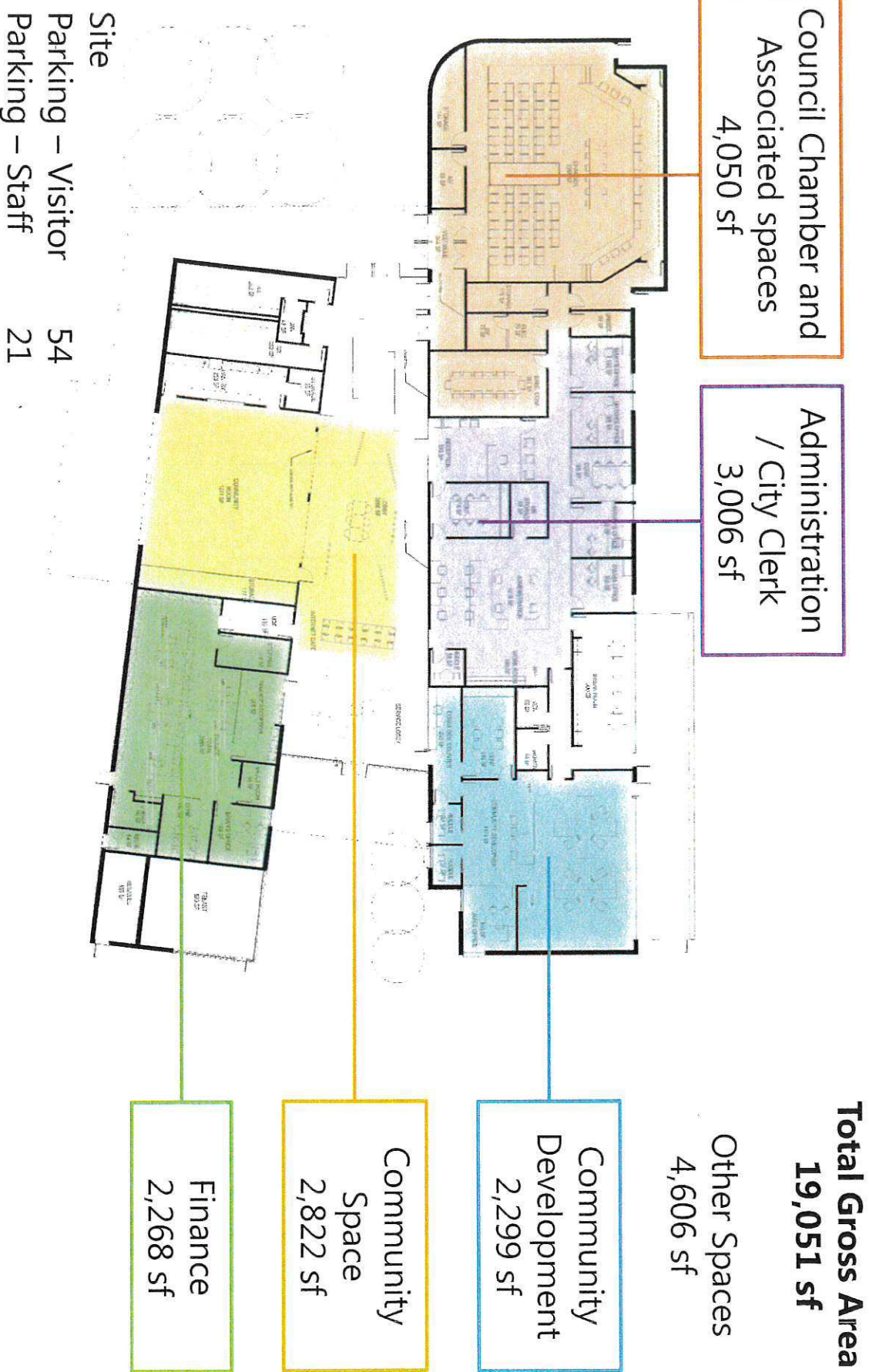
1 PRELIMINARY SITE PLAN



1st Floor Plan Details:

- Top Right Section:** CHAIRS (226 SF), STORAGE (144 SF), NY (50 SF), VESTIBULE (244 SF), STORAGE (115 SF), ELEC (70 SF), JCT (12 SF), EXEC CONF (30 SF), RECEPTION (300 SF), STORAGE (50 SF), HR (140 SF), ADMINISTRATION (1216 SF), WORK ROOM (420 SF), MEK (80 SF), WOMEN (80 SF), COF (420 SF), COMM DEV COUNTER (140 SF), HIDDLE (57 SF), HIDDLE (57 SF), COMMUNITY ENGAGEMENT (144 SF), JOBS OFFICE (160 SF), BREAK ROOM (80 SF), SHELTER OFFICE (180 SF), HANV'S OFFICE (180 SF), COOF (180 SF), MAYOR'S OFFICE (180 SF), JAMES' OFFICE (180 SF), UNSEK (60 SF).
- Top Left Section:** STORAGE (50 SF), HR (220 SF), JCT (47 SF), HR (220 SF), STORAGE (50 SF), COMMUNITY ROOM (1817 SF), LOBBY (2000 SF), VESTIBULE (244 SF), STORAGE (144 SF), CHAIRS (226 SF).
- Bottom Left Section:** STORAGE (177 SF), MEK (110 SF), STORAGE (110 SF), FINANCE RECEPTION (200 SF), WAIT ROOM (60 SF), ERWIN'S OFFICE (180 SF), CONF (140 SF), JENSEN (50 SF), NISEN (54 SF), SEBELC (100 SF), TENANT (200 SF).
- Bottom Right Section:** SERVICE LOBBY, INTERNET CAFE, STORAGE (110 SF), MEK (110 SF), FINANCE RECEPTION (200 SF), WAIT ROOM (60 SF), ERWIN'S OFFICE (180 SF), CONF (140 SF), JENSEN (50 SF), NISEN (54 SF), SEBELC (100 SF), TENANT (200 SF).

1 DEVELOPMENT PROGRAM



2 OPTION A | MAIN ENTRY - VIEW TO EAST FROM

C STREET



FIESTAS PATRIAS

Inspired by the local culture, celebrations, skydiving and the desert sunset. The building takes shape with modern cultural influences and the energy of the celebrations and culture of the people.

ABACUS

SMITHGROUP JJR

CORE
CONSTRUCTION

August 21, 2017



2 OPTION A | SECONDARY ENTRY - VIEW TO WEST



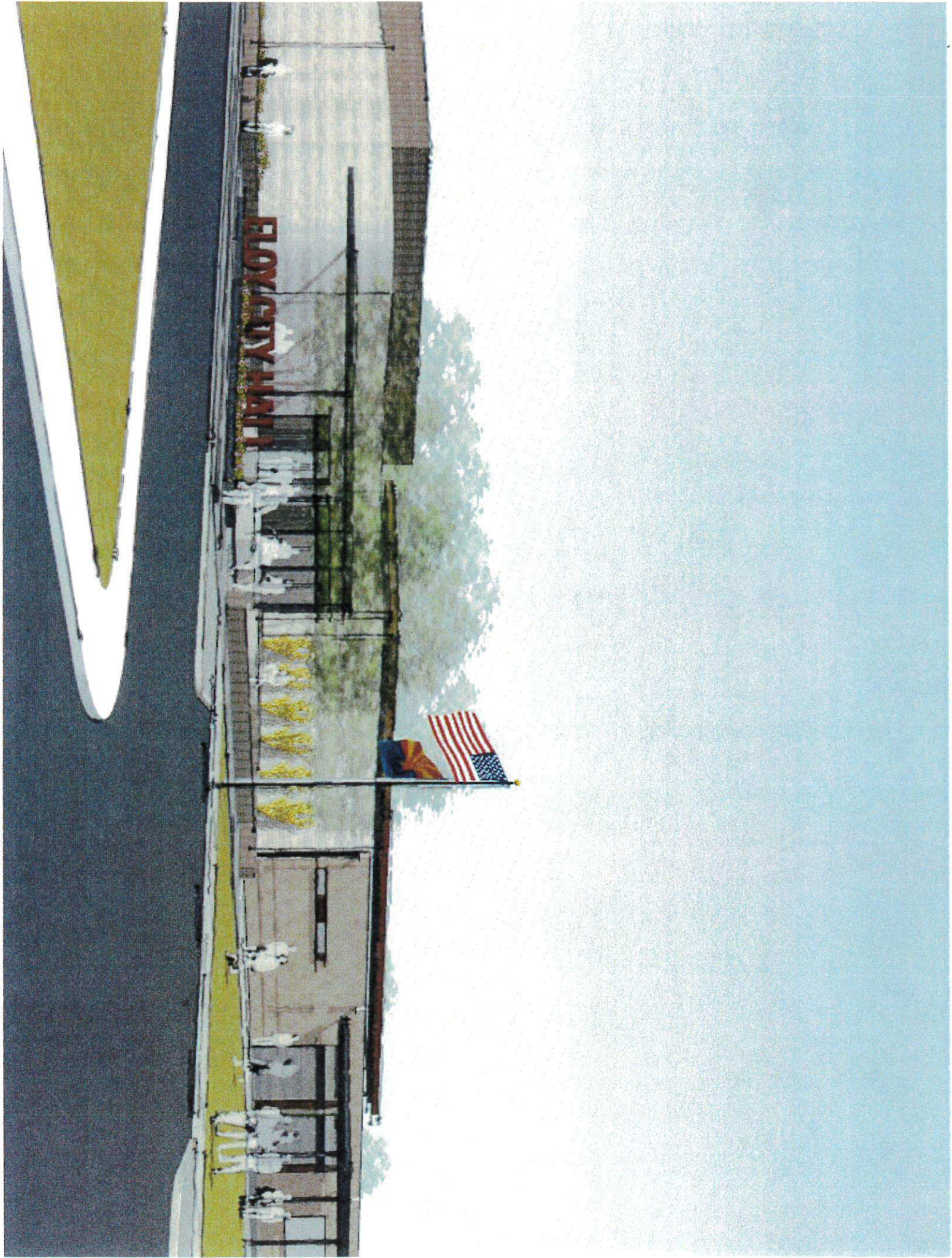
ABACUS

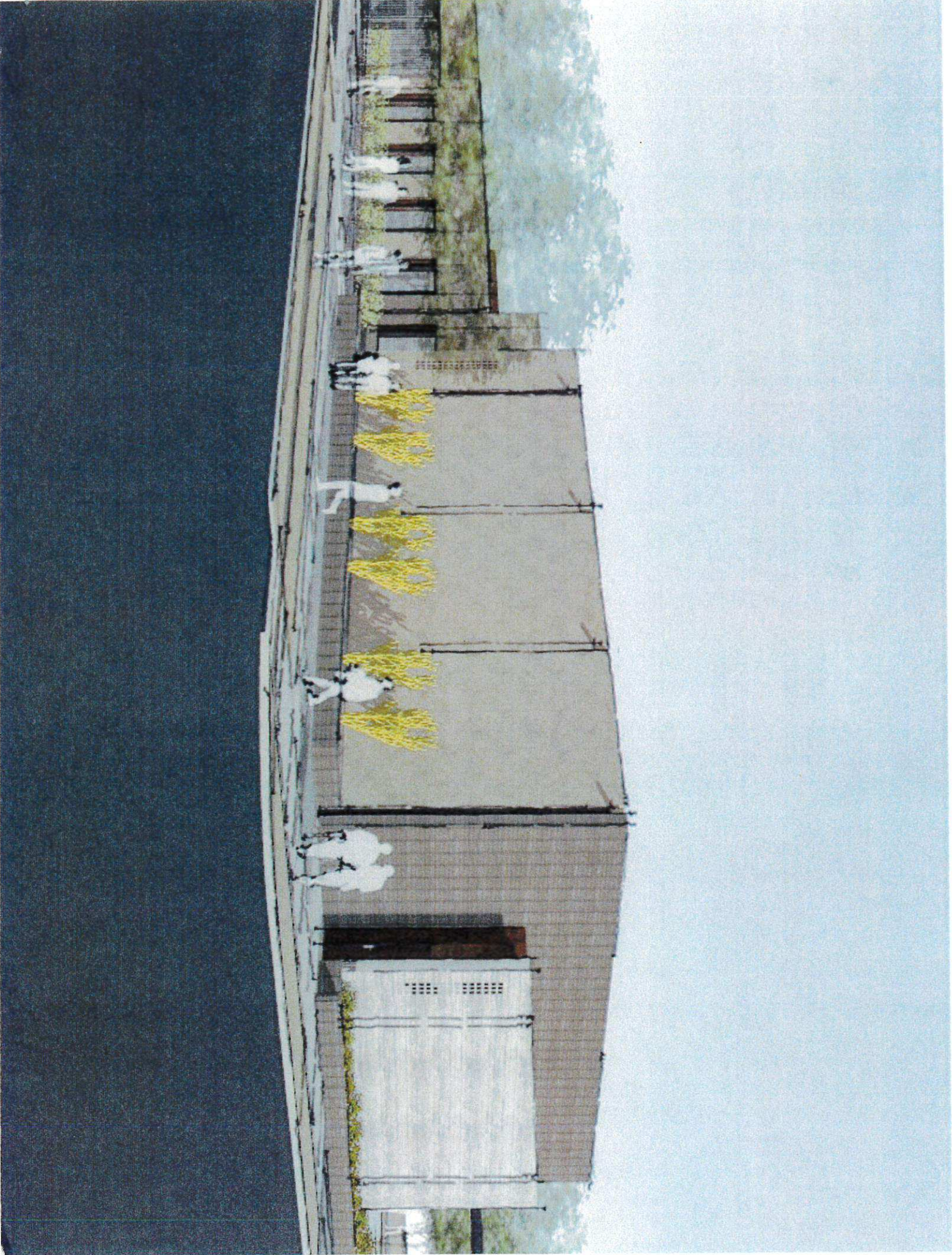
SMITHGROUP JJR

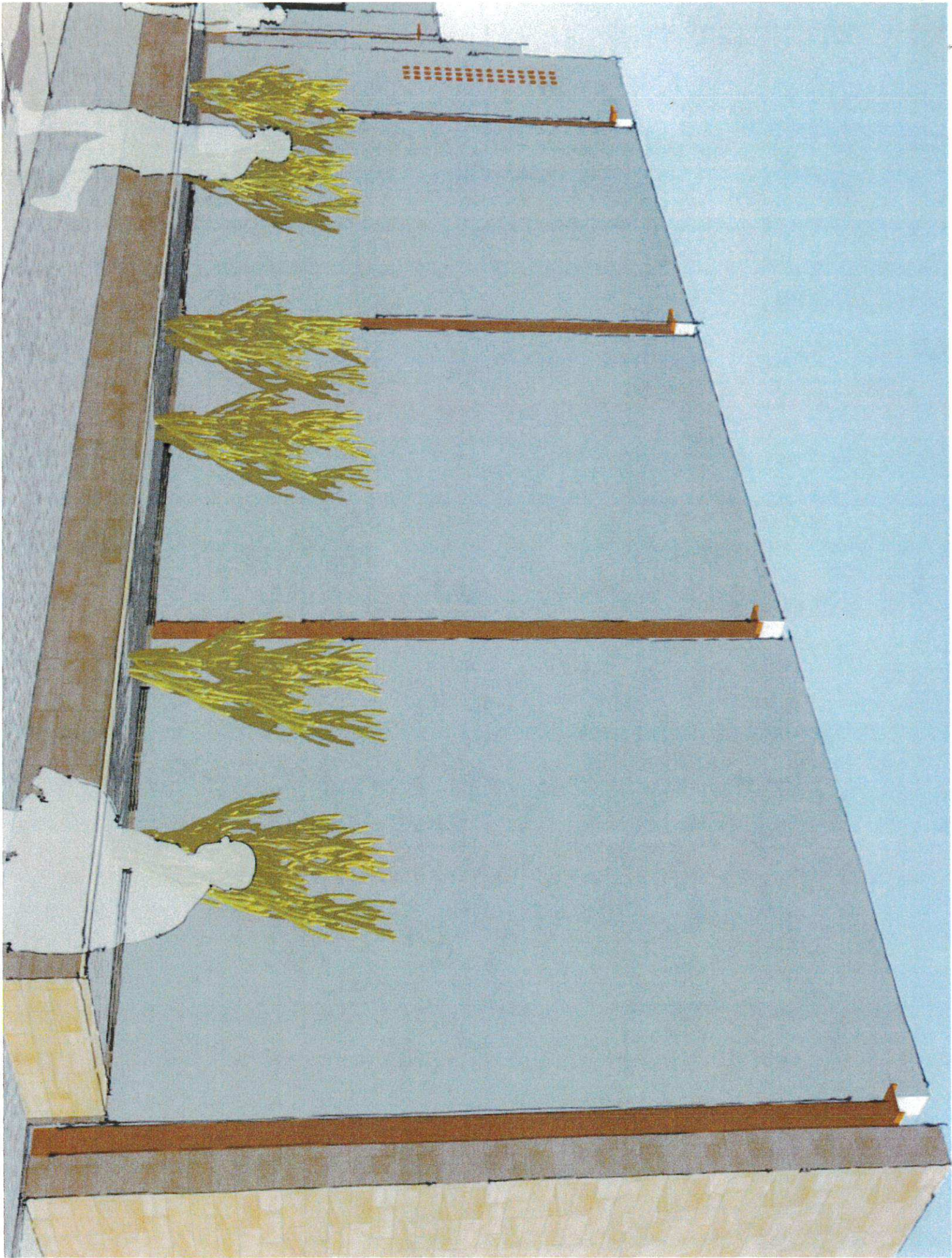
CORE
CONSTRUCTION

August 21, 2017









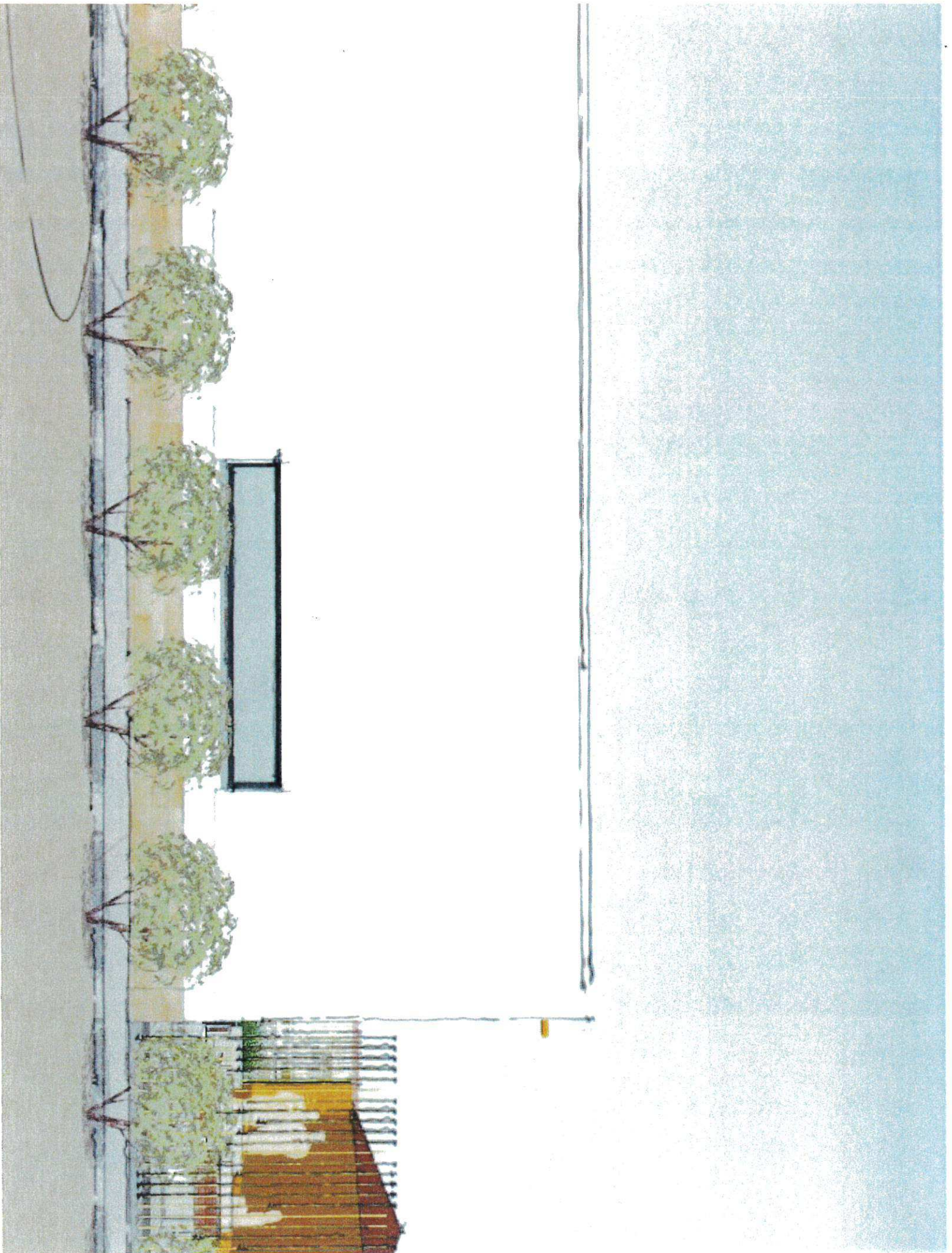






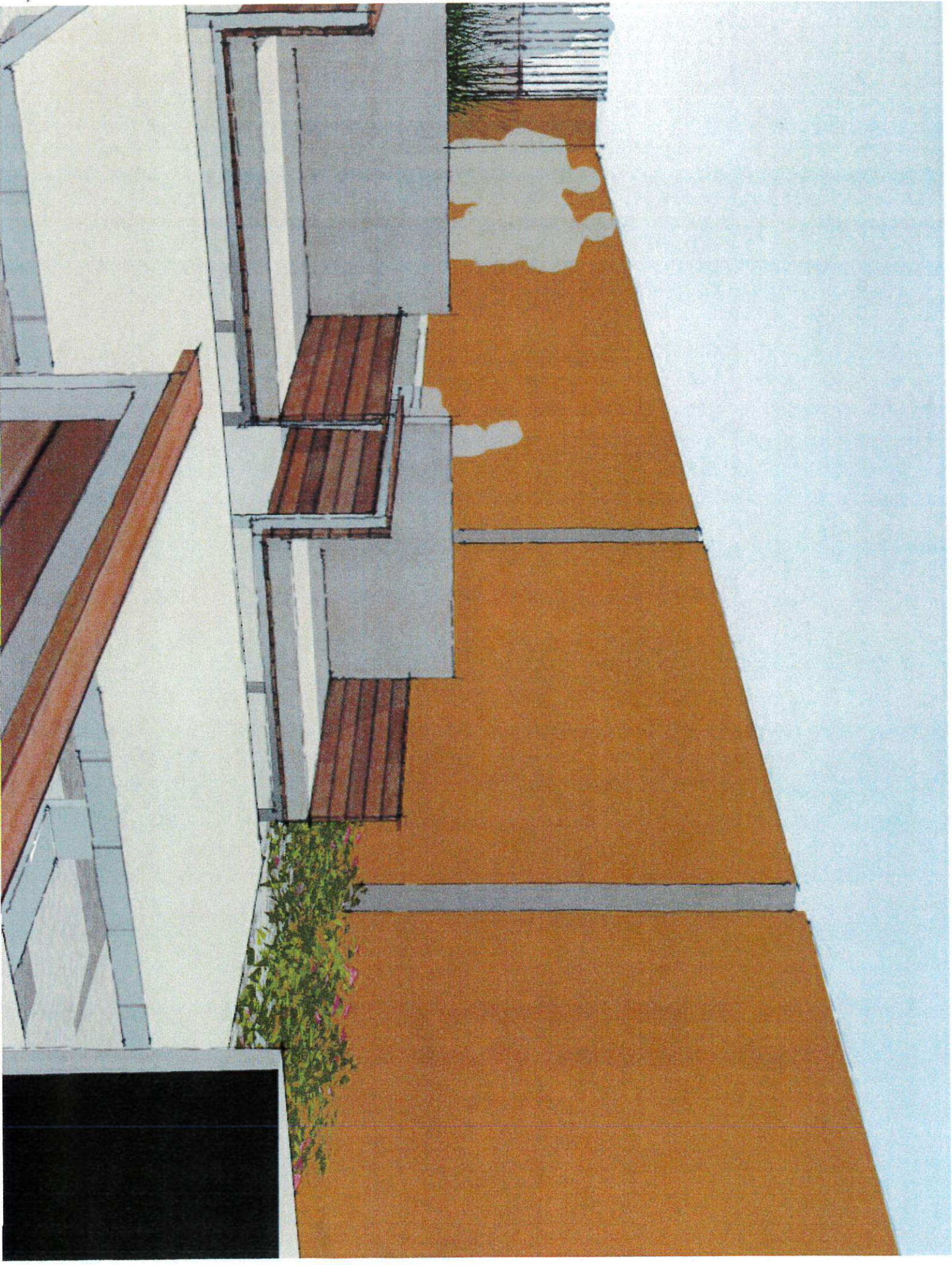










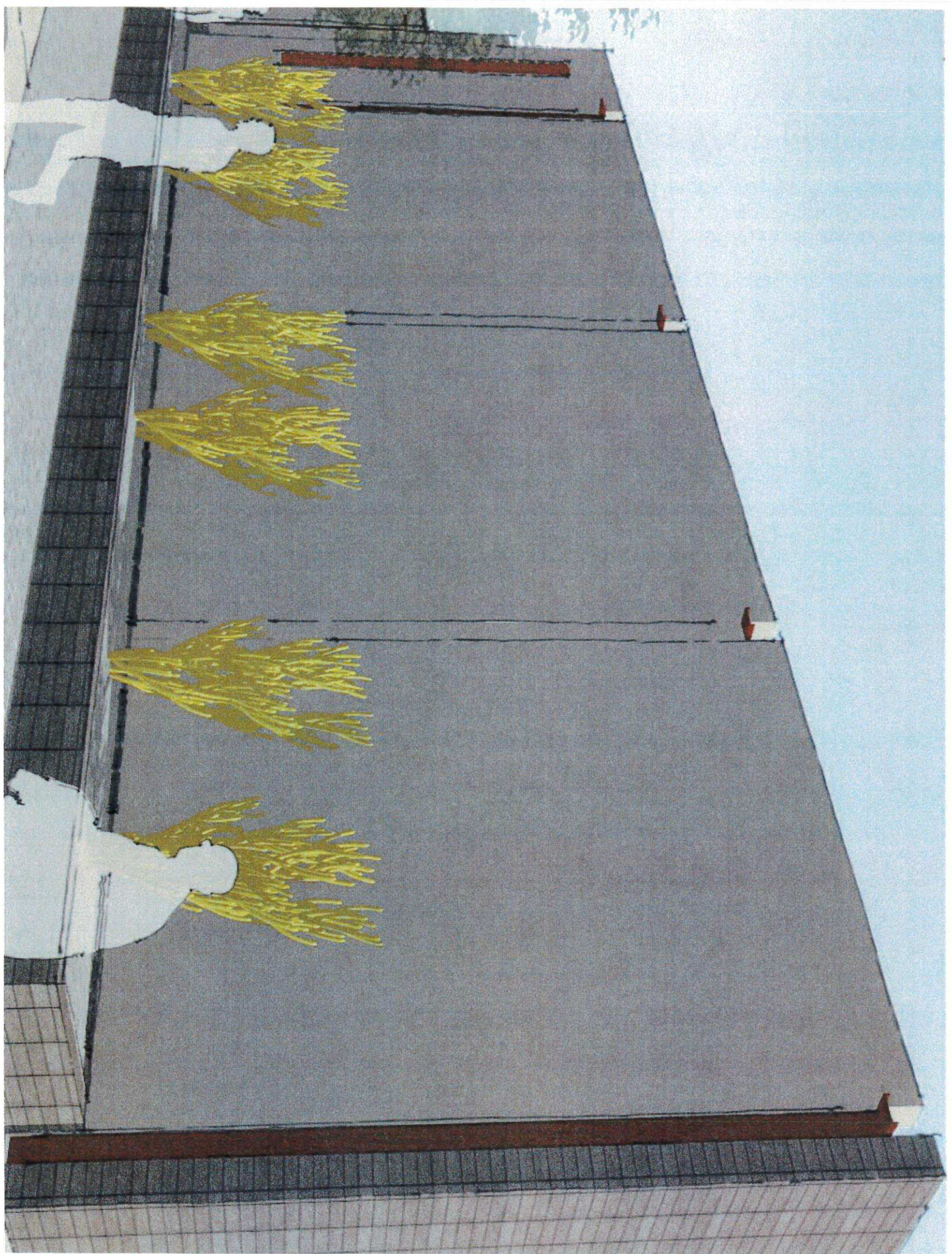


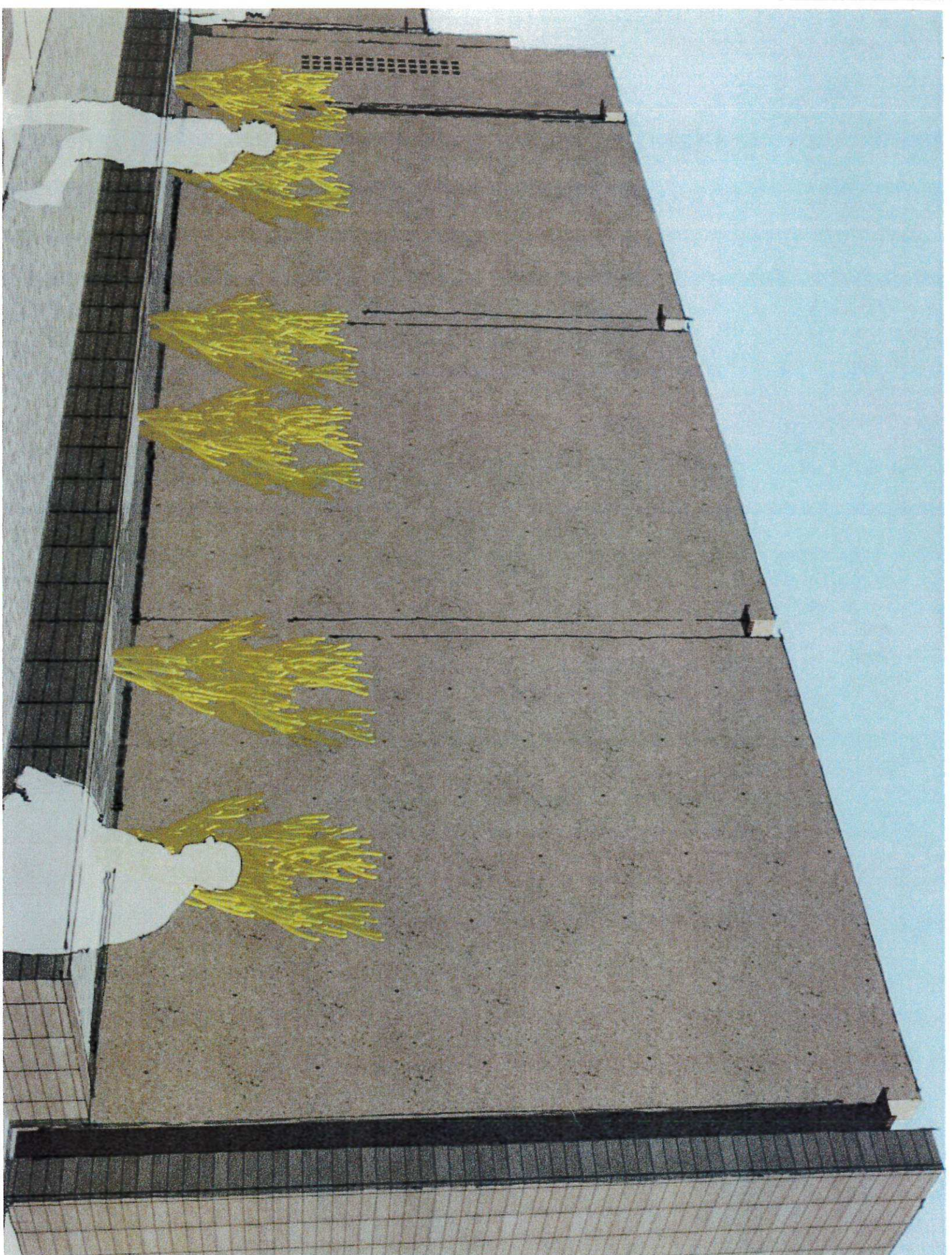




















2 OPTION B | MAIN ENTRY - VIEW TO EAST FROM C STREET



AGRARIAN

Inspired by the history of cotton farming, the agrarian schemes bring in metal and concrete to warm up the building and make it feel a part of the agricultural history of Eloy. The concrete is given a texture that recalls the wood buildings of the past.

ABACUS

SMITHGROUP JJR

CORE
CONSTRUCTION™

August 21, 2017



2 OPTION B | SECONDARY ENTRY - VIEW TO WEST



ABACUS

SMITHGROUP JJR

CORE
CONSTRUCTION™

August 21, 2017



2 OPTION C | MAIN ENTRY - VIEW TO EAST FROM C STREET



RAILWAY

Inspired by the railway and industry, this scheme brings in the warmth of the rail ties and the strength of the iron. The cadence of the rail line is expressed in the patterning of the shadows of the canopy overhead.

ABACUS

SMITHGROUP JJR

CORE
CONSTRUCTION

August 21, 2017



2 OPTION C | MAIN ENTRY - VIEW TO EAST FROM C STREET



ABACUS

SMITHGROUP JJR

CORE
CONSTRUCTION™

August 21, 2017





CORE
CONSTRUCTION

DETAILED BREAKDOWN
City of Elroy
Elroy City Hall
SD Estimate #2

7/31/17

Base Bid				
Item Description	Quantity	Unit Cost	Total Price	Comments

CATV Cabling	19,135	SF	0.25	4,784
SUBTOTAL: Structured Cabling Systems				74,627
110 Security/Access Control Systems	19,135	SF	3.50	66,973
SUBTOTAL: Security/Access Control Systems				66,973
111 Audio Visual Systems	19,135	SF	6.25	119,594
SUBTOTAL: Audio Visual Systems (Similar to El Mirage)				119,594
112 Intercom Systems	19,135	SF	0.95	18,178
SUBTOTAL: Intercom System (Use Phones by Owner)				18,178
SUBTOTAL - Special Systems				\$279,371

Contingencies & Allowances

CONTINGENCIES				
Construction Contingency	5.00%			341,584
Design Contingency	0.00%			0
Escalation Contingency	0.00%			0
Owner Contingency	0.00%			0
SUBTOTAL - Contingencies & Allowances				\$341,584

Subtotal				\$5,028,948
-----------------	--	--	--	--------------------

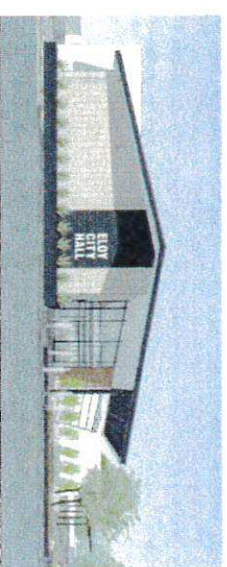
General Requirements

Subtotal (with GR's and Prof. Services)				\$5,810,108
Subtotal (with GR's, Prof. Services, & Insurance)				\$6,026,503
Subtotal (with GR's, Prof. Services, Insurance, & Tax)				\$6,490,100
Subtotal (GR's, Prof. Services, Insurance, Tax, & Fee)				\$6,831,684

TOTAL Construction Cost				\$6,831,684
--------------------------------	--	--	--	--------------------

3 ESTIMATED GMP BY OPTION

- Option 1 Fiestas Patrias Estimated Guaranteed Maximum Price (GMP)
 - \$ 6.8 M
- Option 2 Agrarian GMP
 - \$ 7.2 M (+ \$400 K)
- Option 3 Railway GMP
 - \$ 7.1 M (+ \$300 K)



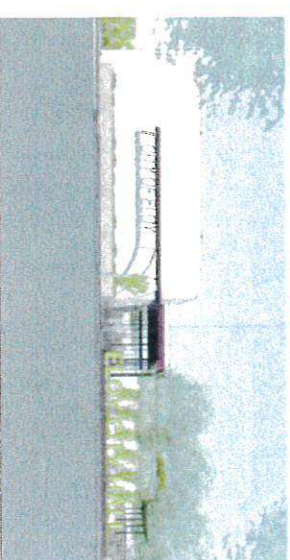
3 PROJECT BUDGET ALLOCATION

Budget Breakdown

- Professional Fees / Testing / Inspections = \$1.4 M
- Furniture, Fixtures, Equipment and Network = \$700 K
- Utility Charges / Plan Review / Permit Fees = \$100 K
- Owner's Contingency = \$500 K (Design and Construction)
- Estimated GMP = \$6.8 M (Option 1)
- TOTAL = \$9.52 M (Option 1)

3 TOTAL PROJECT BUDGET

- Estimated GMP Option 1 Fiestas Patrias
 - GMP = \$6.8 M
 - TOTAL = \$9.53 M
- Estimated GMP Option 2 Agrarian
 - GMP = \$7.2 M
 - TOTAL = \$9.89 M
- Estimated GMP Option 3 Railway
 - GMP = \$7.1 M
 - TOTAL = \$9.77 M



4 NEXT STEPS

* **Schedule**

- Pick up speed in Design Development and Construction Documentation

* **Public Participation**

- Fiestas Patrias booth September 9th
- Project update in City newsletter

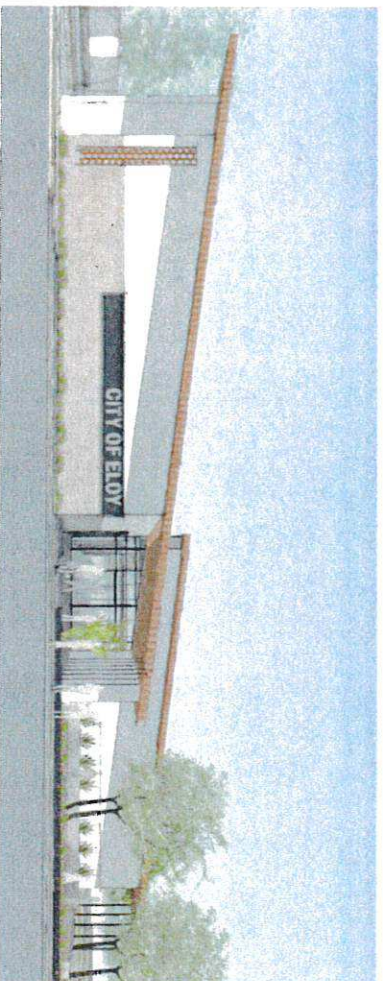
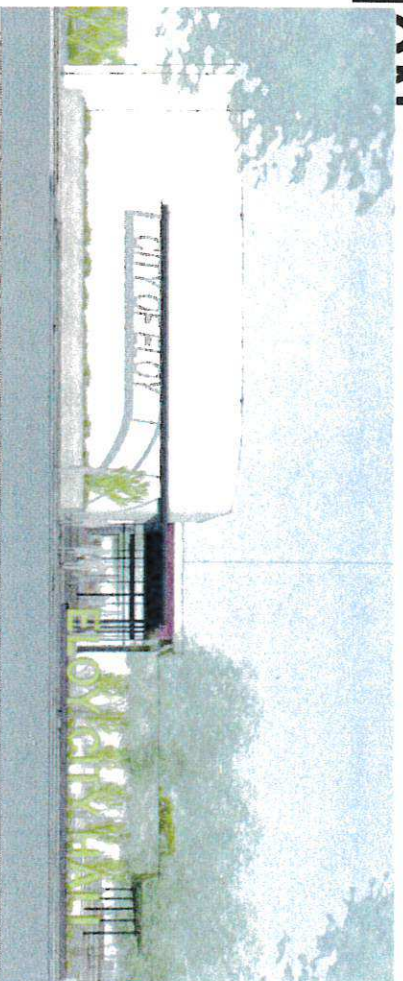
* **Design**

- Transitioning to Design Development

* **Construction**

- Organizing for subcontractor fair
(tentatively in October at Robson Ranch)

5 COUNCIL DISCUSSION



ABACUS

SMITHGROUP JJR

CORE
CONSTRUCTION™

August 21, 2017

