

NEW TOWN OFFICE BUILDING CONCEPTUAL DESIGN

Town of Discovery Bay
Community Service District



— THE TOWN OF —
DISCOVERY BAY

Live Where You Play



May 17, 2023



1. Introduction
2. Project Location
3. Needs Justification
4. Project Goals
5. Program/Design Considerations
6. Conceptual Building Designs
7. Conceptual Site Plan
8. Conceptual Cost Summary
9. Closing Remarks



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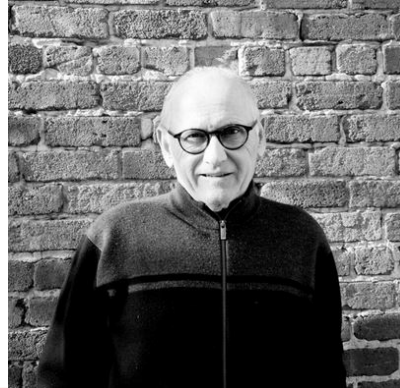
1. Introduction



Introduction



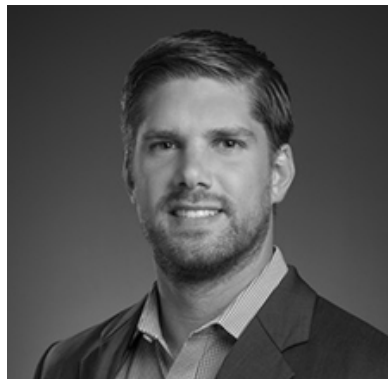
Steve Grist, AIA, NCARB
Project Manager



David Tritt
Project Architect



Andres Sandoval
Project Captain



Vaughn Clark (not present)
Project Architect



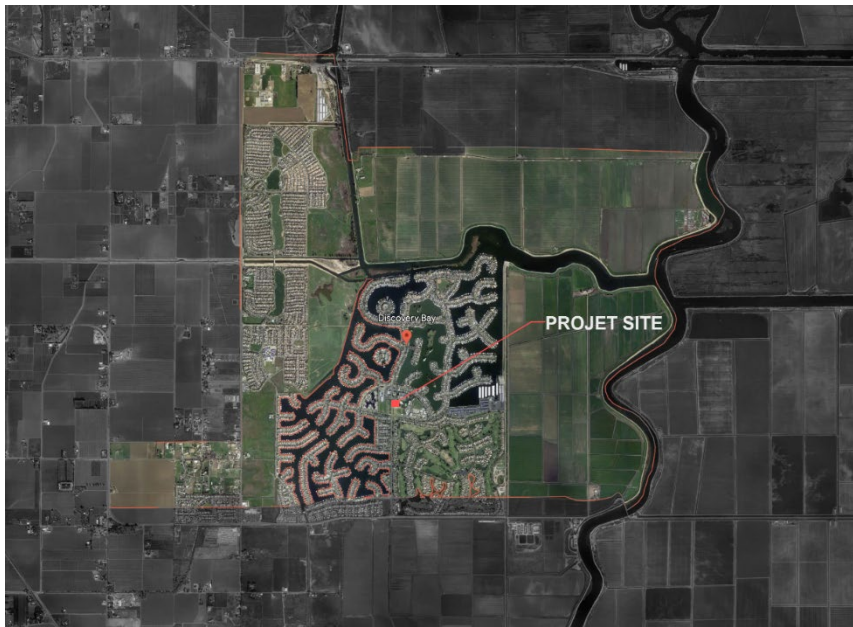
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2. Project Location



Project Location





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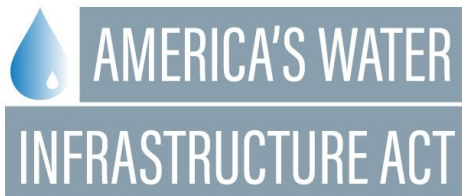


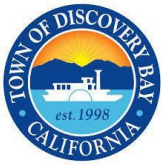
3. Needs Justification



Security

The America's Water Infrastructure Act (AWIA) has identified a risk due to the public's access to the Willow Water Treatment Plant (WTP) and Well 6 when visiting the District's administrative office building. This close proximity increases the risk of accidental or intentional malevolent acts and decreases the security of the facility.





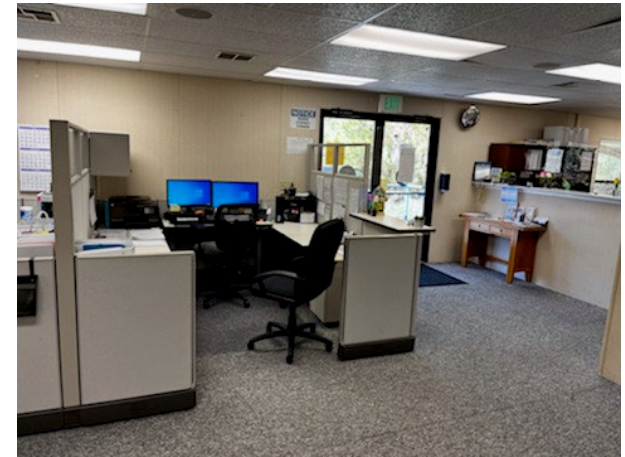
Board Chamber

- The location of the existing board chamber does not meet the needs of the Community Service District.
- The Community Center's multi-purpose room was not designed to properly support board meetings
- It is currently located off the lobby of the main entrance to the Community Center.
- Relocating the board chamber will free up the multi-purpose room for use by the Town residents for events.



District Office Building

- Inadequate to properly meet the needs of the Town
- Lacks proper separation and security measures to protect district staff
- Insufficient staff spaces
- Insufficient administrative support spaces.
- Town has experienced rapid growth and the number of residents is anticipated to rise
- Provides no room for anticipated future growth

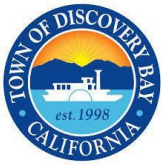




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4. Project Goals



Project Goals



- Provide an understanding of the Community Service District's space needs over the next 20 years
- Provide a three preliminary designs
- Provide construction costs
- Provide adequate space for:
 - Current and future staffing, operations, and training
 - Current and future support services
 - Security for Staff and Public
 - Community Partners





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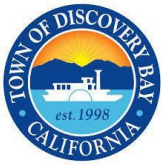


5. Program/Design Considerations



Program - Administrative Office Spaces

Space	Dimensions	Gross SF	Adjacencies
GM Office	12'x15'	180	<ul style="list-style-type: none"> AGM Office Briefing Room
AGM Office	12'x15'	180	<ul style="list-style-type: none"> GM Office Briefing Room
Staff Briefing Room	12'x13'	156	<ul style="list-style-type: none"> GM Office AGM Office
Executive Assistance	12'x14'	168	<ul style="list-style-type: none"> GM Office Board Secretary
Board Secretary	12'x14'	168	<ul style="list-style-type: none"> Executive Assistant
Extra Office	12'x14'	168	<ul style="list-style-type: none"> Board Secretary AGM Office File Room
Finance Manager Office	12'x15'	180	<ul style="list-style-type: none"> Accounting Office Clerk Cubicles
Accountant Office	12'x16'	192	<ul style="list-style-type: none"> Finance Manager Office Copy Room Clerk Cubicles
Clerk Cubicles	(2) 8'x9'	144	<ul style="list-style-type: none"> Finance Manager Office Accountant Office Lobby
Conference Room	14'x20'	280	<ul style="list-style-type: none"> Board Room Break Room Restrooms
Rec 800 Office Space		440	<ul style="list-style-type: none"> Lobby



Program - Administrative Support Spaces

Space	Dimensions	Gross SF	Adjacencies
Break Room	16'x16'	256	<ul style="list-style-type: none">• AGM Office• Conference Room
File Room	14'x14'	196	<ul style="list-style-type: none">• Extra Office• Break Room• Restrooms• Conference Room
IT Room	16'x10'	160	<ul style="list-style-type: none">• Copy Room• Restrooms• Conference Room
Copy Room	16'x14'	224	<ul style="list-style-type: none">• IT Room• Accountant Office• Clerk Cubicles
Staff Restrooms	16'x22'	352	<ul style="list-style-type: none">• File Room• IT Room• Conference Room• Break Room
Janitor	5'x8'	40	<ul style="list-style-type: none">• Restrooms• Break Room• Conference Room
Hallway	-	-	<ul style="list-style-type: none">• -



Program – Public Spaces

Space	Dimensions	Gross SF	Adjacencies
Lobby	17'x29'	493	<ul style="list-style-type: none">• Clerk Cubicles• Board Room• Public Restroom• Public Briefing Room• Rec 800 Office Area
Board Room	30'x40'	1,200	<ul style="list-style-type: none">• Lobby• Public Restroom• Public Briefing Room• Equipment Storage Room
Public Briefing Room	10'x12'	120	<ul style="list-style-type: none">• Lobby• Board Room• Public Restroom
Public Restroom	8'x8'	64	<ul style="list-style-type: none">• Lobby• Public Briefing Room• Board Room
Equipment Storage	8'x20'	160	<ul style="list-style-type: none">• Board Room



Design Considerations

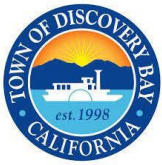
- Location, width, and improvement of vehicular and pedestrian access to the Community Center and the New Town Office Building
- Planting and maintenance of trees, shrubs, plants and lawns in accordance with a landscaping plan (to be developed at the next phase of the design)
- Construction and aesthetic of fences and walls
- Building and site signage
- Arrangement and spacing of the New Office Building to the existing Community Center
- Provide appropriate open spaces
- Location and size of the loading area
- Overall design of buildings and structures
- Construction duration



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6. Conceptual Building Designs



Scheme A Cost Estimate

SUMMARY - SCHEME A				
Element	Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)		\$2,202,504		\$353.36
1 Foundations	\$190,382		\$30.54	
2 Vertical Structure				
3 Floor & Roof Structures	\$612,272		\$98.23	
4 Exterior Cladding	\$995,882		\$159.78	
5 Roofing and Waterproofing	\$403,968		\$64.81	
B) Interiors (6-7)		\$717,142		\$115.06
6 Interior Partitions, Doors and Glazing	\$458,822		\$73.61	
7 Floor, Wall and Ceiling Finishes	\$258,320		\$41.44	
C) Equipment and Vertical Transportation (8-9)		\$105,864		\$16.98
8 Function Equipment and Specialties	\$105,864		\$16.98	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)		\$1,199,853		\$192.50
10 Plumbing Systems	\$155,825		\$25.00	
11 Heating, Ventilation and Air Conditioning	\$311,650		\$50.00	
12 Electrical Lighting, Power and Communications	\$673,164		\$108.00	
13 Fire Protection Systems	\$59,214		\$9.50	
Subtotal		\$4,225,362		\$677.90
General Requirements	3.00%	\$126,761		\$20.34
Subtotal		\$4,352,123		\$698.24
General Conditions	10.00%	\$435,212		\$69.82
Subtotal		\$4,787,335		\$768.06
Insurances	2.00%	\$95,747		\$15.36
Subtotal		\$4,883,082		\$783.42
Contractor's Fee	5.00%	\$244,154		\$39.17
Subtotal		\$5,127,236		\$822.60
Design Contingency				
Subtotal		\$5,127,236		\$822.60
Escalation to MOC, 03/02/25	11.19%			See Summary
TOTAL ESTIMATED CONSTRUCTION COST		\$5,127,236		\$822.60

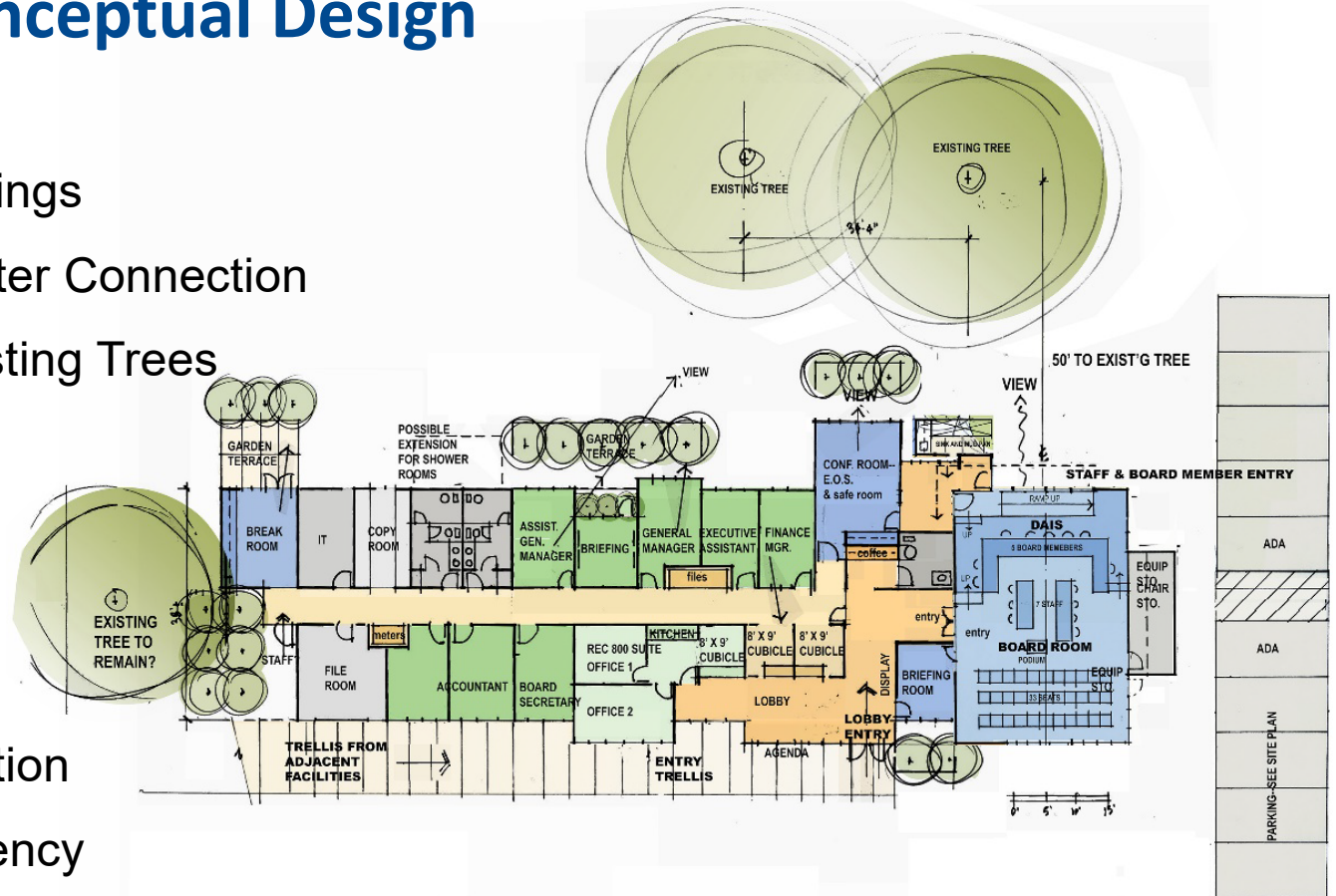
Scheme B Conceptual Design

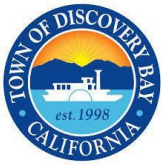
Advantages:

- Number of Buildings
- Community Center Connection
- Proximity to Existing Trees

Disadvantages:

- Building Orientation
- Visual Transparency
- Street Frontage
- Secure Parking Access





Scheme B Cost Estimate

SUMMARY - SCHEME B				
Element	Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)		\$2,304,510		\$358.40
1 Foundations	\$195,948		\$30.47	
2 Vertical Structure				
3 Floor & Roof Structures	\$632,050		\$98.30	
4 Exterior Cladding	\$1,057,915		\$164.53	
5 Roofing and Waterproofing	\$418,598		\$65.10	
B) Interiors (6-7)		\$693,918		\$107.92
6 Interior Partitions, Doors and Glazing	\$443,892		\$69.03	
7 Floor, Wall and Ceiling Finishes	\$250,026		\$38.88	
C) Equipment and Vertical Transportation (8-9)		\$110,961		\$17.26
8 Function Equipment and Specialties	\$110,961		\$17.26	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)		\$1,237,775		\$192.50
10 Plumbing Systems	\$160,750		\$25.00	
11 Heating, Ventilation and Air Conditioning	\$321,500		\$50.00	
12 Electrical Lighting, Power and Communications	\$694,440		\$108.00	
13 Fire Protection Systems	\$61,085		\$9.50	
Subtotal		\$4,347,164		\$676.08
General Requirements	3.00%	\$130,415		\$20.28
Subtotal		\$4,477,579		\$696.36
General Conditions	10.00%	\$447,758		\$69.64
Subtotal		\$4,925,337		\$765.99
Insurances	2.00%	\$98,507		\$15.32
Subtotal		\$5,023,843		\$781.31
Contractor's Fee	5.00%	\$251,192		\$39.07
Subtotal		\$5,275,035		\$820.38
Design Contingency				
Subtotal		\$5,275,035		\$820.38
Escalation to MOC, 03/02/25	11.19%			See Summary
TOTAL ESTIMATED CONSTRUCTION COST		\$5,275,035		\$820.38

Scheme C Conceptual Design

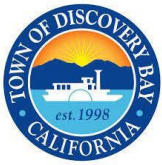
Advantages:

- Visual Transparency
- Street Frontage
- Secure Parking Access

Disadvantages:

- Number of Buildings
- Community Center Connection
- Proximity to Existing Trees
- Building Orientation





Scheme C Cost Estimate

SUMMARY - SCHEME C				
Element	Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)		\$2,252,748		\$409.59
1 Foundations	\$169,675		\$30.85	
2 Vertical Structure				
3 Floor & Roof Structures	\$539,635		\$98.12	
4 Exterior Cladding	\$1,192,944		\$216.90	
5 Roofing and Waterproofing	\$350,495		\$63.73	
B) Interiors (6-7)		\$624,778		\$113.60
6 Interior Partitions, Doors and Glazing	\$414,939		\$75.44	
7 Floor, Wall and Ceiling Finishes	\$209,839		\$38.15	
C) Equipment and Vertical Transportation (8-9)		\$104,835		\$19.06
8 Function Equipment and Specialties	\$104,835		\$19.06	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)		\$1,058,750		\$192.50
10 Plumbing Systems	\$137,500		\$25.00	
11 Heating, Ventilation and Air Conditioning	\$275,000		\$50.00	
12 Electrical Lighting, Power and Communications	\$594,000		\$108.00	
13 Fire Protection Systems	\$52,250		\$9.50	
Subtotal		\$4,041,112		\$734.75
General Requirements	3.00%	\$121,233		\$22.04
Subtotal		\$4,162,345		\$756.79
General Conditions	10.00%	\$416,234		\$75.68
Subtotal		\$4,578,579		\$832.47
Insurances	2.00%	\$91,572		\$16.65
Subtotal		\$4,670,151		\$849.12
Contractor's Fee	5.00%	\$233,508		\$42.46
Subtotal		\$4,903,659		\$891.57
Design Contingency				
Subtotal		\$4,903,659		\$891.57
Escalation to MOC, 03/02/25	11.19%			See Summary
TOTAL ESTIMATED CONSTRUCTION COST		\$4,903,659		\$891.57



Remodel/Addition to the Community Center

Advantages:

- All in one building
- Upgrade of Community Center

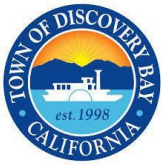
Disadvantages:

- Full ADA upgrade
- Full seismic retrofit
- Upgrade of all existing utilities
- Full Title-24 compliance
- Connection between existing and new structures
- Additional program square footage
- Complete parking lot development

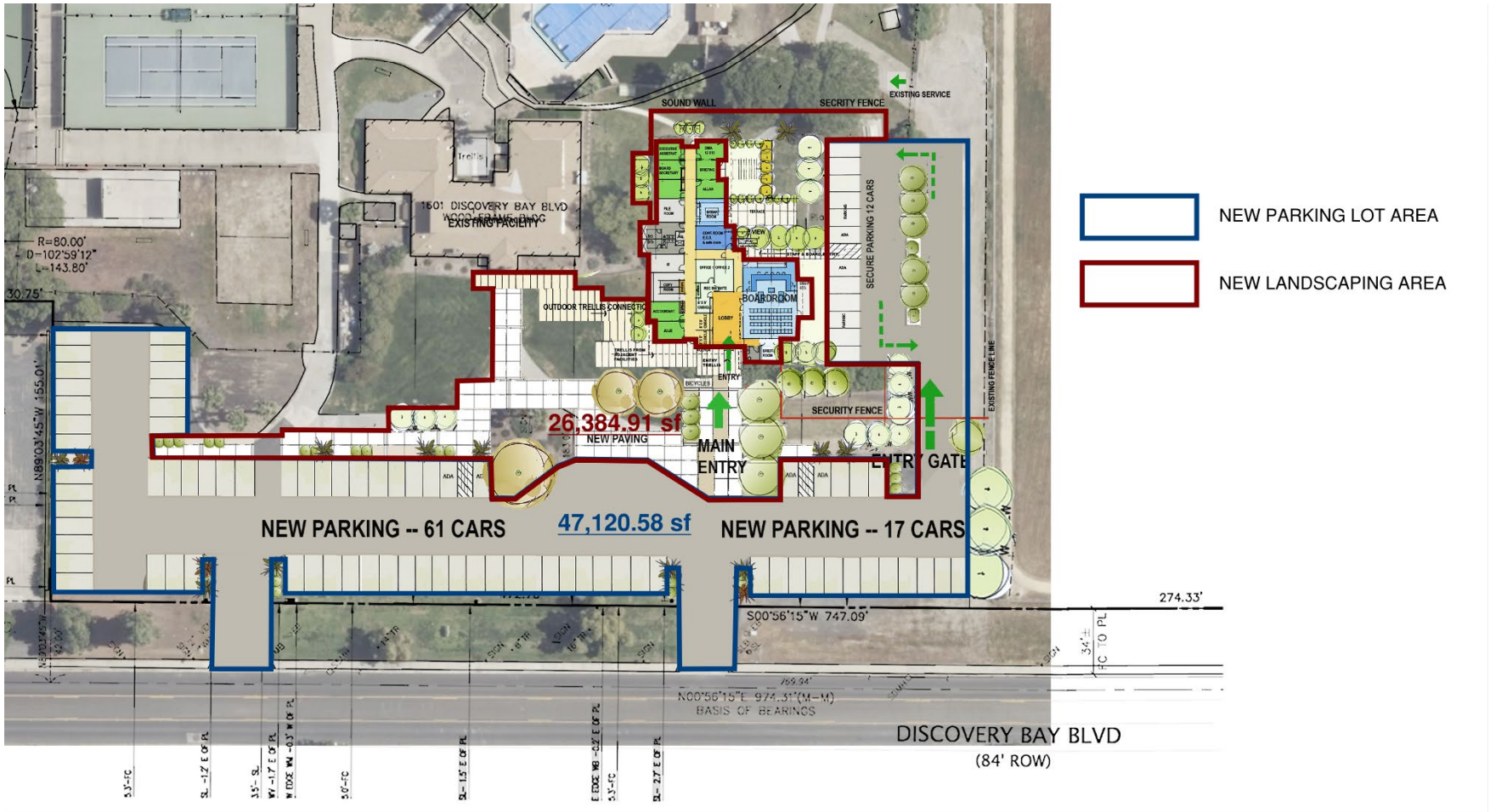




7. Conceptual Site Plan



Full Site Plan Development (with areas)



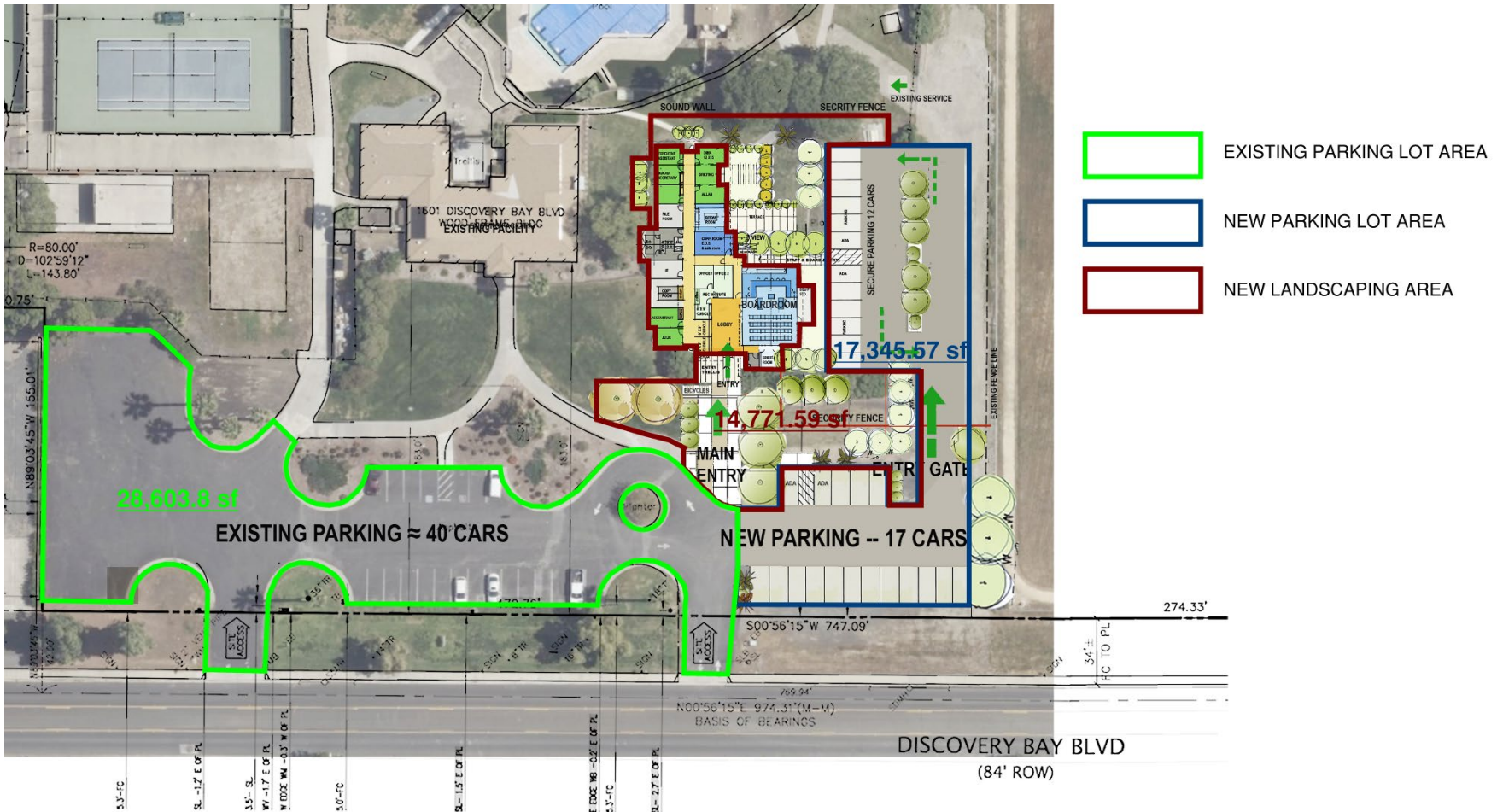


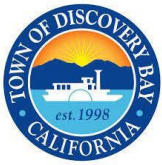
Full Site Development Cost Estimate

SUMMARY - SITEWORK

Element	Subtotal	Total	Cost / SF	Cost / SF
E) Site Construction (14-16)		\$2,823,765		\$37.86
14 Site Preparation and Demolition	\$300,941		\$4.03	
15 Site Paving, Structures & Landscaping	\$1,646,128		\$22.07	
16 Utilities on Site	\$876,696		\$11.75	
Subtotal		<u>\$2,823,765</u>		<u>\$37.86</u>
General Requirements	3.00%	\$84,713		\$1.14
Subtotal		<u>\$2,908,478</u>		<u>\$38.99</u>
General Conditions	10.00%	\$290,848		\$3.90
Subtotal		<u>\$3,199,325</u>		<u>\$42.89</u>
Insurances	2.00%	\$63,987		\$0.86
Subtotal		<u>\$3,263,312</u>		<u>\$43.75</u>
Contractor's Fee	5.00%	\$163,166		\$2.19
Subtotal		<u>\$3,426,478</u>		<u>\$45.94</u>
Design Contingency				
Subtotal		<u>\$3,426,478</u>		<u>\$45.94</u>
Escalation to MOC, 03/02/25	10.95%			<i>See Summary</i>
TOTAL ESTIMATED CONSTRUCTION COST		\$3,426,478		\$45.94

Partial Site Plan Development (with areas)





Partial Site Development Cost Estimate

SUMMARY - SITEWORK (OPTION 1)

Element	Subtotal	Total	Cost / SF	Cost / SF
E) Site Construction (14-16)		\$1,490,615		\$50.75
14 Site Preparation and Demolition	\$131,973		\$4.49	
15 Site Paving, Structures & Landscaping	\$680,910		\$23.18	
16 Utilities on Site	\$677,732		\$23.07	
Subtotal		\$1,490,615		\$50.75
General Requirements	3.00%	\$44,718		\$1.52
Subtotal		\$1,535,334		\$52.27
General Conditions	10.00%	\$153,533		\$5.23
Subtotal		\$1,688,867		\$57.50
Insurances	2.00%	\$33,777		\$1.15
Subtotal		\$1,722,644		\$58.65
Contractor's Fee	5.00%	\$86,132		\$2.93
Subtotal		\$1,808,777		\$61.58
Design Contingency				
Subtotal		\$1,808,777		\$61.58
Escalation to MOC, 03/02/25	10.95%			See Summary
TOTAL ESTIMATED CONSTRUCTION COST		\$1,808,777		\$61.58



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8. Conceptual Cost Summary



Construction Cost Estimate

SUMMARY MATRIX

Element	Scheme A 6,233 SF			Scheme B 6,430 SF			Scheme C 5,500 SF			Sitework 74,590 SF		
	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF
A) Shell (1-5)		\$2,202,504	\$353.36		\$2,304,510	\$358.40		\$2,252,748	\$409.59			
1 Foundations	\$190,382		\$30.54	\$195,948		\$30.47	\$169,675		\$30.85			
2 Vertical Structure												
3 Floor & Roof Structures	\$612,272		\$98.23	\$632,050		\$98.30	\$539,635		\$98.12			
4 Exterior Cladding	\$995,882		\$159.78	\$1,057,915		\$164.53	\$1,192,944		\$216.90			
5 Roofing and Waterproofing	\$403,968		\$64.81	\$418,598		\$65.10	\$350,495		\$63.73			
B) Interiors (6-7)		\$717,142	\$115.06		\$693,918	\$107.92		\$624,778	\$113.60			
6 Interior Partitions, Doors and Glazing	\$458,822		\$73.61	\$443,892		\$69.03	\$414,939		\$75.44			
7 Floor, Wall and Ceiling Finishes	\$258,320		\$41.44	\$250,026		\$38.88	\$209,839		\$38.15			
C) Equipment and Vertical Transportation (8-9)		\$105,864	\$16.98		\$110,961	\$17.26		\$104,835	\$19.06			
8 Function Equipment and Specialties	\$105,864		\$16.98	\$110,961		\$17.26	\$104,835		\$19.06			
D) Mechanical and Electrical (10-13)		\$1,199,853	\$192.50		\$1,237,775	\$192.50		\$1,058,750	\$192.50			
10 Plumbing Systems	\$155,825		\$25.00	\$160,750		\$25.00	\$137,500		\$25.00			
11 Heating, Ventilation and Air Conditioning	\$311,650		\$50.00	\$321,500		\$50.00	\$275,000		\$50.00			
12 Electrical Lighting, Power and Communications	\$673,164		\$108.00	\$694,440		\$108.00	\$594,000		\$108.00			
13 Fire Protection Systems	\$59,214		\$9.50	\$61,085		\$9.50	\$52,250		\$9.50			
E) Site Construction (14-16)											\$2,823,765	\$37.86
14 Site Preparation and Demolition										\$300,941		\$4.03
15 Site Paving, Structures & Landscaping										\$1,646,128		\$22.07
16 Utilities on Site										\$876,696		\$11.75
Subtotal Cost		\$4,225,362	\$677.90		\$4,347,164	\$676.08		\$4,041,112	\$734.75		\$2,823,765	\$37.86
General Requirements 3.0%		\$126,761	\$20.34		\$130,415	\$20.28		\$121,233	\$22.04		\$84,713	\$1.14
General Conditions 10.0%		\$435,212	\$69.82		\$447,758	\$69.64		\$416,234	\$75.68		\$290,848	\$3.90
Insurances 2.0%		\$95,747	\$15.36		\$98,507	\$15.32		\$91,572	\$16.65		\$63,987	\$0.86
Contractor's Fee 5.0%		\$244,154	\$39.17		\$251,192	\$39.07		\$233,508	\$42.46		\$163,166	\$2.19
Design Contingency												
Escalation to MOC, 03/02/25 10.9%												
Total Estimated Construction Cost		\$5,127,236	\$822.6		\$5,275,035	\$820.4		\$4,903,659	\$891.6		\$3,426,478	\$45.94



Conceptual Cost Summary



Total Cost Estimate

SUMMARY						
Element	Scheme A 6,233 SF		Scheme B 6,430 SF		Scheme C 5,500 SF	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
Building	\$5,127,236	\$822.60	\$5,275,035	\$820.38	\$4,903,659	\$891.57
Sitework	\$3,426,478	\$58.83	\$3,426,478	\$58.83	\$3,426,478	\$58.83
Total estimate direct construction cost	\$8,553,713		\$8,701,513		\$8,330,136	
Escalation 10.95%	\$936,477		\$952,659		\$912,000	
Total estimate construction cost (Escalated)	\$9,490,191		\$9,654,172		\$9,242,136	
PERMITS, FEE & UTILITIES						
City Planning Fees	\$19,538		\$19,875		\$19,027	
Plan Check Fees	\$46,434		\$47,236		\$45,220	
Building Permit Fees	\$62,616		\$63,698		\$60,979	
Fire	\$26,031		\$26,481		\$25,351	
Utility Fees	\$100,000		\$100,000		\$100,000	
ARCHITECT & ENGINEER						
Feasibility Study	\$30,000		\$30,000		\$30,000	
A/E Fees 10%	\$855,371		\$870,151		\$833,014	
OTHER CONSULTANTS						
Hazardous Material Survey	\$25,000		\$25,000		\$25,000	
Pre-Construction Management	\$192,300		\$192,252		\$192,252	
Construction Management	\$512,700		\$512,700		\$512,700	
TESTING & INSPECTION						
Geotechnical Inspections	\$25,000		\$25,000		\$25,000	
Special Inspections 2.5%	\$213,843		\$217,538		\$208,253	
Misc Consultants	\$20,000		\$20,000		\$20,000	
FF&E + EXPENSES						
FF&E	\$155,825		\$160,750		\$137,500	
Advertising/Printing/Reimbursables/Misc.	\$25,000		\$25,000		\$25,000	
CONTINGENCIES						
Design Contingency (on Direct COW) 12%	\$615,268		\$633,004		\$588,439	
Owner / Construction Contingency 10%	\$1,241,512		\$1,262,286		\$1,208,987	
Total Project Cost	\$13,656,628		\$13,885,143		\$13,298,858	
Alternate (Including markups & escalation)						
Sitework (Option 1)	DDT				-\$1,617,701	



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9. Closing Remarks