Staff Report

For the Meeting of May 9, 2016

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item :
2016 – Other Business

SUBJECT:
Harkenrider Center Design

Subject
Harkenrider Center Design

Background:
Council has taken a series of actions to support the acquisition and development of the Harkenrider Center which will includes the Hermiston Senior Center program as the primary use. These actions have included a development and operation agreement with the Senior Board, a grant acceptance, and naming of the center. Other related actions include:

Resolution No. 1952 – Agreement between the City and Senior Board	Passed February 24, 2014
Resolution No. 1972 - Accepting a $2M grant from CDBG	Passed January 7, 2015
Resolution No. 1980 - Adopting the Aspen Site for the center	Passed April 27, 2015
Resolution No. 1981 – Naming the facility Harkenrider Center	Passed April 27, 2015
Resolution No. 1994 – Fair Housing Resolution	Passed July 27, 2015
Resolution No. 1995 – Ascent Architect Selection	Passed August 24, 2015

Council hosted a workshop March 28 regarding the preliminary site and building design. The preliminary design represented a "wish list" of the ideal center. The building cost estimate was over twice the available construction budget of $1,630,000 in the grant. Council expressed an interest in adding a daylight basement to the facility to take advantage of the natural slope on the building site depending on the cost. The parking lot redevelopment alone was estimated at $1,500,000.

The next task has been to redesign the building to meet the available budget for the upstairs portion of the building, get a firm estimate for the basement addition, and find an alternative plan for the parking lot that requires less modification. Ascent Architecture has worked with staff and the seniors to reduce the cost of the facility design. The building design and site plans (see attachments 1-3) have the following estimated costs associated with a 15% contingency:

Figure 1

Building Area	Square Feet	Cost per SF	Estimate
First Floor	7,200	$226	$1,629,850
Basement	3,800	$130	$550,000
Total	11,000		$2,179,850
Existing Senior Center	5,500		

The parking lot has been redesigned to retain the existing upper parking surface which is in good shape relative to the lower parking area which is not salvageable. Most of the existing sidewalks would be preserved and City staff would provide much of the demolition and preparation for finished asphalt and cement work. The estimated costs are represented below:

Figure 2

City Labor	City Expense	Contractors	Cash Needed
$50,000	$50,000	$150,000	$200,000

Summary:
The current bidding climate has changed significantly in the last two years as the economy has recovered and construction crews are busy. Cost escalation is a significant factor however we expect a good response to the project bid especially in the fall heading into the winter months. The anticipated completion of the project is summer of 2017. The Hermiston School District has announced that the current Senior Center will not be closed until May of 2017 which will reduce the time frame needed for a temporary lunch program location.

Adding a 3,800sf basement is recommended to take advantage of the building slope and fact that adding a basement in the future will not be practical. The Infrastructure Finance Authority has stated that the additional basement will have the same restrictions as the upstairs portion of the building. "Mixed use" facilities are not eligible for CDBG funding so the lower portion will have the same 5 year use restriction. The seniors have exclusive use of the center for 5 years. After 5 years, the seniors have protected use times in the upstairs Monday through Friday from 8am through 3pm. The additional basement space will make the facility very popular for community events such as weddings, receptions, banquets, dances and other social events.

The revised floor plan utilizes all of the available grant funds of $1,630,000. A favorable bid of less than the estimated $2,179,850 will reduce the City's contribution estimate of $550,000. Additionally the City will need to develop the parking lot on its own resources.

Alternatives:

Following are alternatives related to final design of the Harkenrider Center:

1. Redesign the Harkenrider Center and parking lot to meet the available construction budget of $1,630,000. The probable size would be 5,500 square feet for the center.
2. Design the Harkenrider Center without a basement of at an estimated cost of $1,629,850 and construct the parking lot as represented in Figure 2 at cost to the City of $200,000 plus staff time.
3. Accept the proposed design with a basement adding $550,000 funds for a basement from the General Fund Reserve, and develop a plan for redeveloping the parking lot at an estimated cost of $200,000.

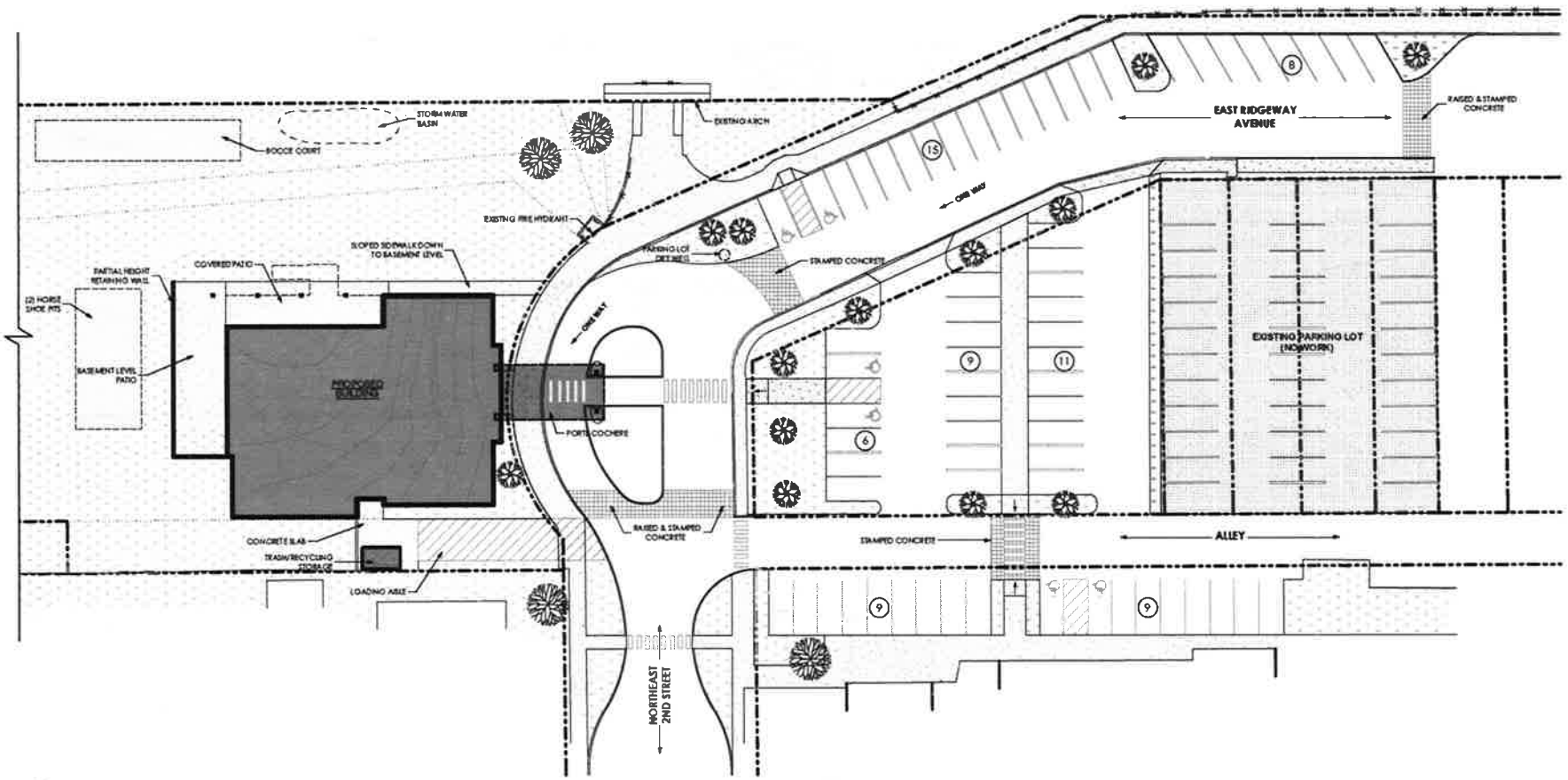
Recommendation:
Motion to authorize the completion of the Harkenrider Center design with a basement adding $550,000 funds for a basement from the General Fund Reserve, and finalize a plan for redeveloping the parking lot at an estimated cost of $200,000.

Reviewed by:

Department Head:

City Manager Approval:

Attachment A

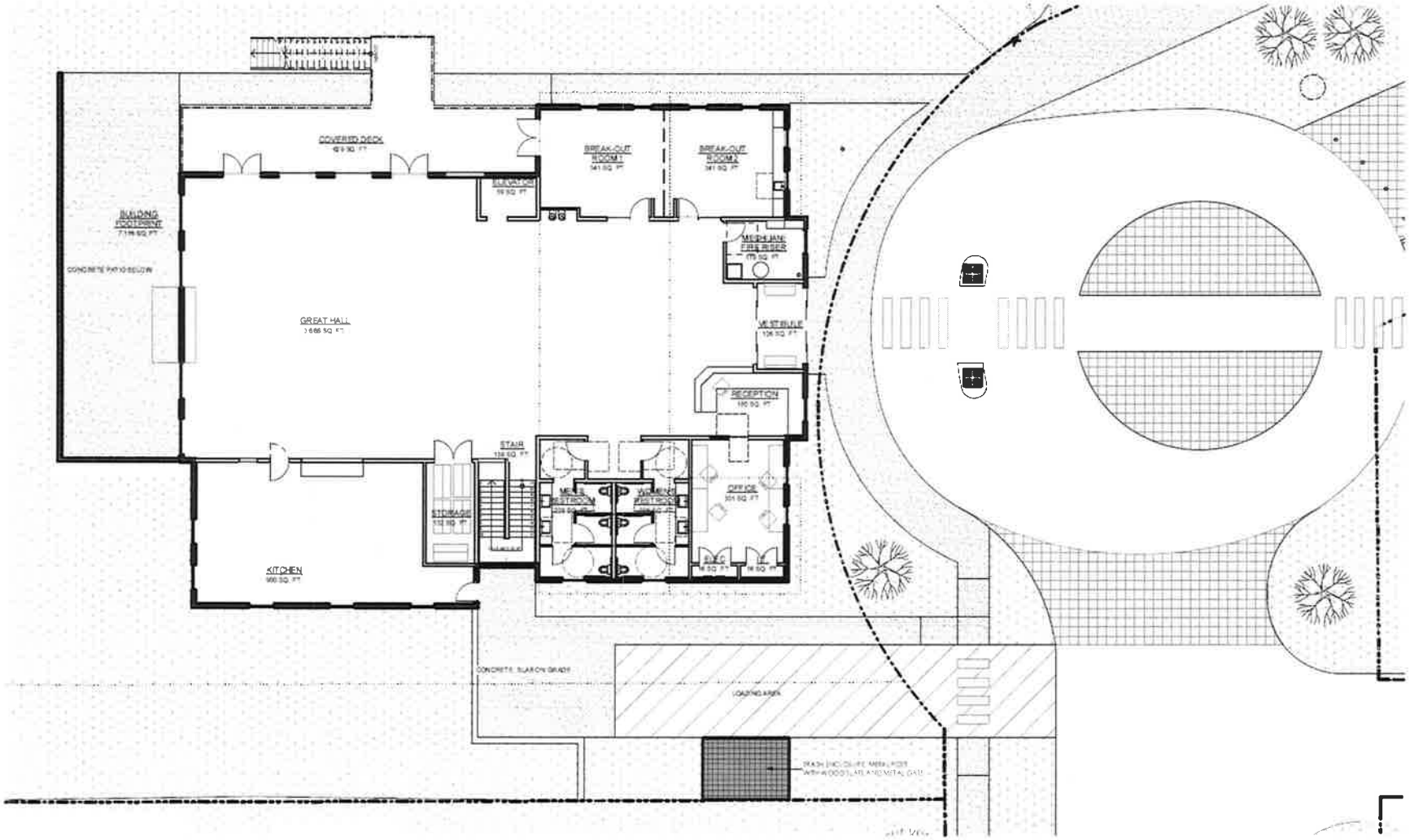


REVISED SCHEMATIC SITE PLAN

SCALE: 1" = 40'

1

Attachment B



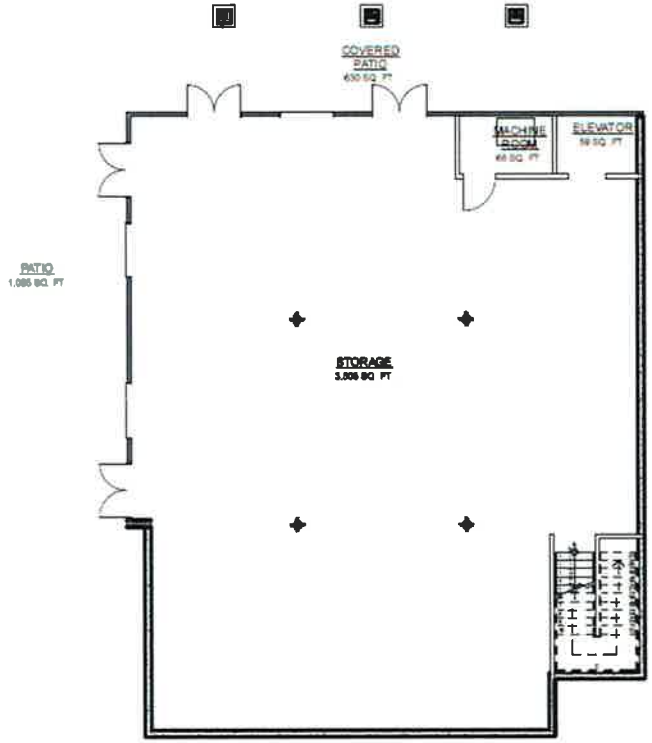
N

REVISED SCHEMATIC FLOOR PLAN WITH SITE

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

1

Attachment C



N

REVISED SCHEMATIC BASEMENT PLAN

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

1