

City of Merced Police Headquarters

Sun Star Building
Evaluation & Cost Estimate

History

- After a yearlong study, the City of Merced purchased a 5.16 acre site @ Yosemite and Mansionette in 2009.
- In July 2015, the City Council requested staff reevaluate the sites because the Mansionette site does not meet the Council's Policy Criteria.
- 11 sites were rated, of which the Sun Star Building site was chosen.
- City Council approved moving forward with the evaluation of the Sun Star Building and site.

History

- City Council approved hiring both an architectural and geotechnical firm to evaluate the building and site.
- It was determined that a 4,500 building addition would be needed for lockers, restrooms, and a meeting room for officers.
- A traffic signal and road modifications will also be needed at this site.

Building Evaluation Report

- Evaluation Team:

- WMB Architects – Building
- Seigfried Engineering – Civil
- CVS Engineering – Structural
- Stanton Engineering – Mechanical & Electrical
- D7 Roofing Consulting – Roof
- City Staff

Building Evaluation Report

- Essential Building requirements:
 - Upgrade Building to meet a Type IV Seismic Risk
 - Title 24 Energy Code
 - Fire Sprinklers
 - ADA Accessibility
 - 2013 California Building Code

Environmental Assessment

● Asbestos

- Asbestos
- Five (5) floor tile/mastic samples contained asbestos (of 42 total samples)
- Tiles in good condition/non-friable
- Need to address if building is renovated

● Lead

- None of the 14 paint samples contained $>0.5\%$
- Six contained “trace” lead
- Paint is in good to fair condition
- Need to address if building is renovated

Environmental Assessment

- Phase I Environmental Assessment
 - No significant impacts for the property
 - Off-site Gasoline station and PCE impacted dry cleaners property nearby – both received regulatory closure as low risk
- Phase II Environmental Assessment
 - Soil Samples: Metals – trace metals below regulatory action levels; and, Volatile Organic Chemicals – none detected
 - Soil Vapor: Trace volatile organic chemicals including gasoline and PCE below regulatory action levels

Environmental Assessment

- No environmental remediation for the site or the building will be necessary except for the small amount of tiles that will have to be removed. Tile removal is common in a building of this age and will be addressed during remodeling.

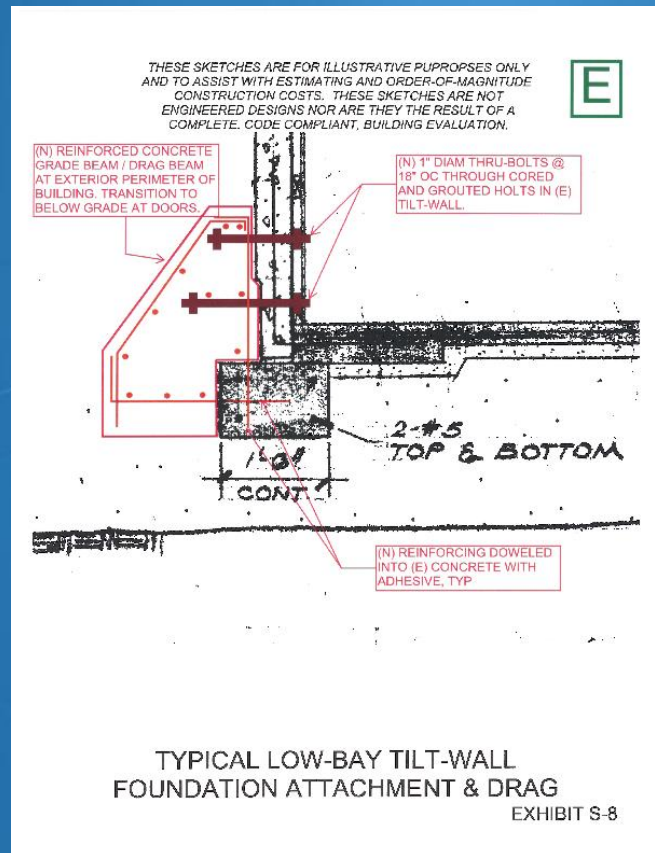
Building Evaluation Report

- Upgrade Building to meet a Type IV Seismic Risk:
 - This requirement controlled the entire project!
 - Foundation connections substantially deficient
 - Wood Roof Framing and Diaphragm substantially deficient
 - Tilt up walls substantially deficient
 - Structure for 2nd Floor and Mezzanine substantially deficient

The existing ceiling, most of all the interior walls, all the interior of all exterior walls, all electrical, roofing, canopy, 2nd floor, mezzanine, lighting controls, and insulation must be removed BEFORE corrective work can begin. (shell)

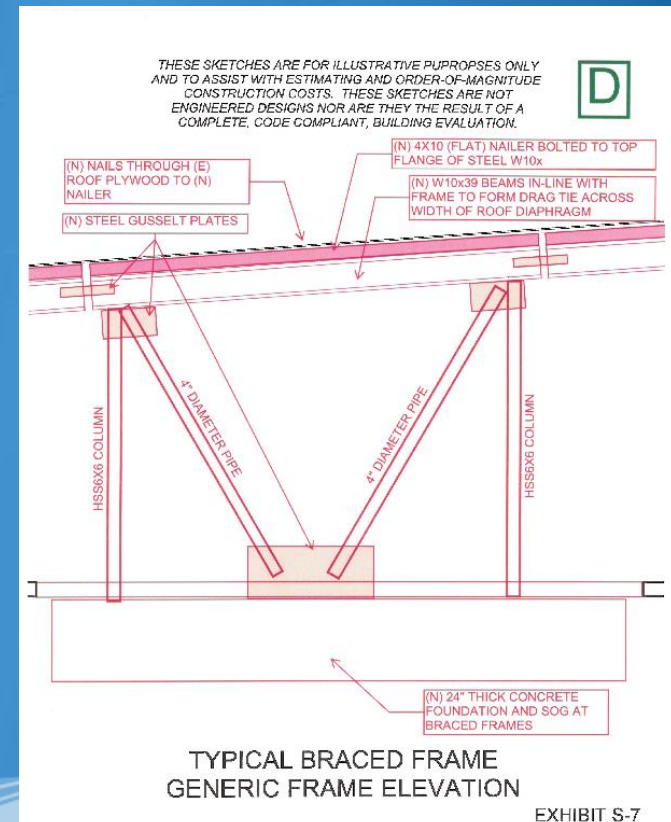
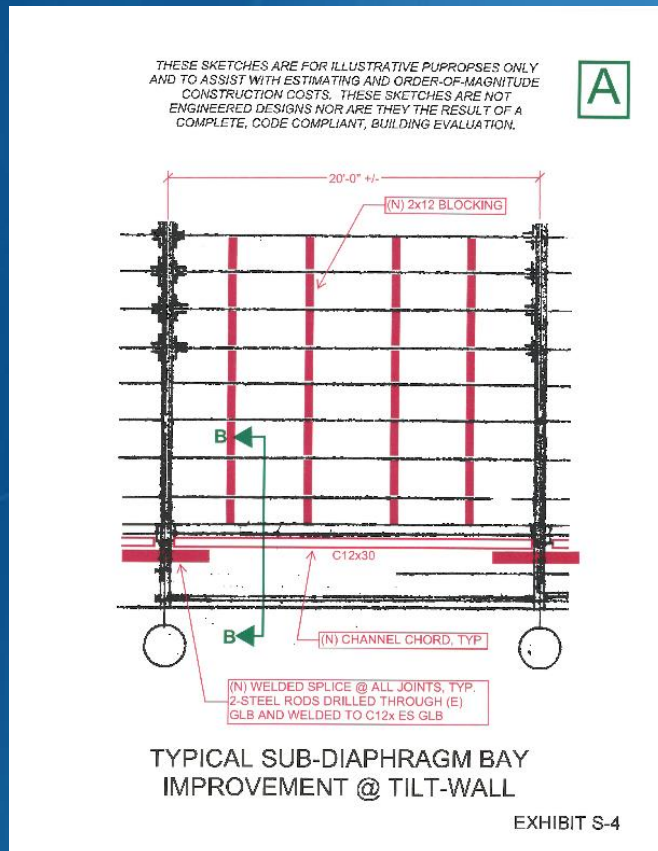
Building Evaluation Report

- Upgrade Building to meet a Type IV Seismic Risk:
 - Foundation – new exterior and interior grade beams



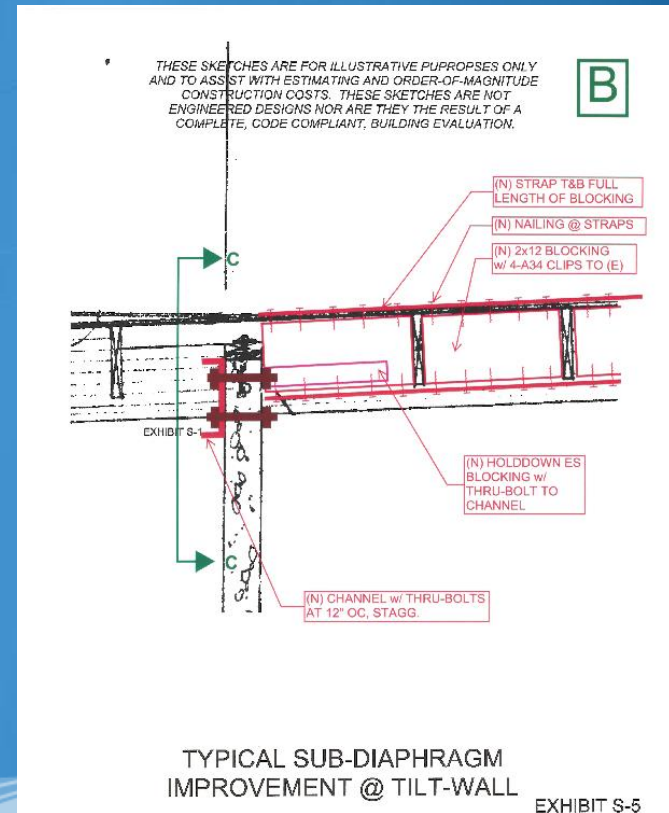
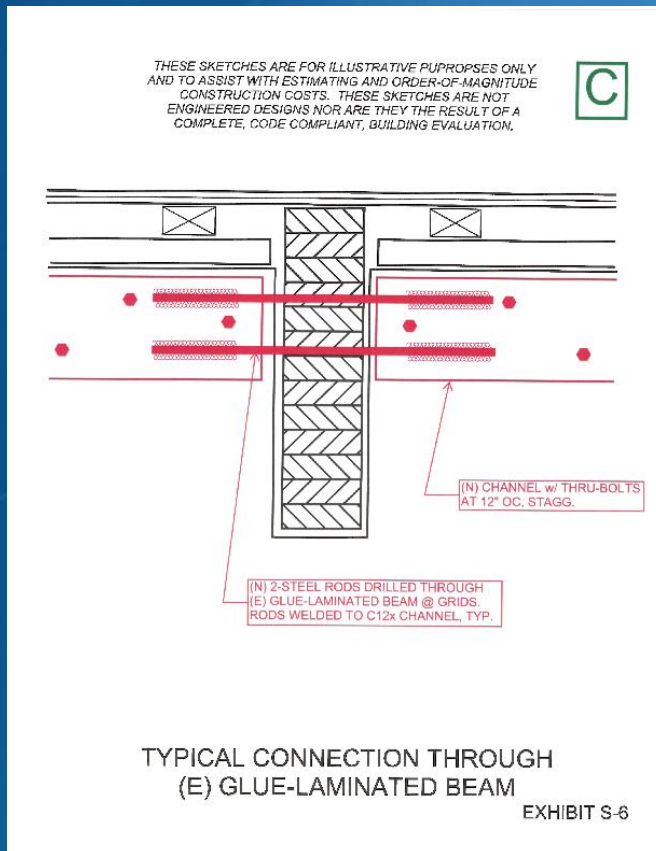
Building Evaluation Report

- Upgrade Building to meet a Type IV Seismic Risk:
 - Additional cross tie beams throughout the roof structure
 - Vertical and horizontal metal framing on all tilt up panels



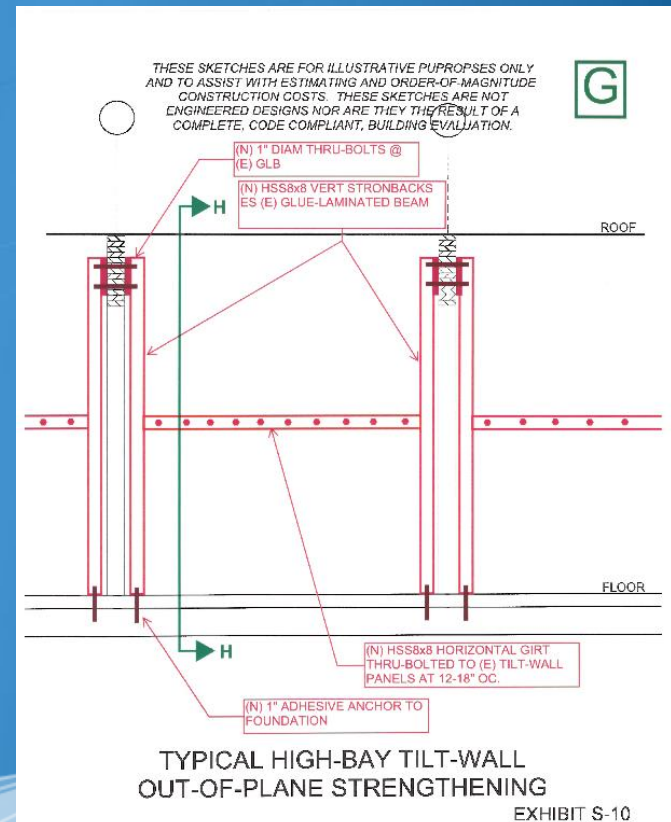
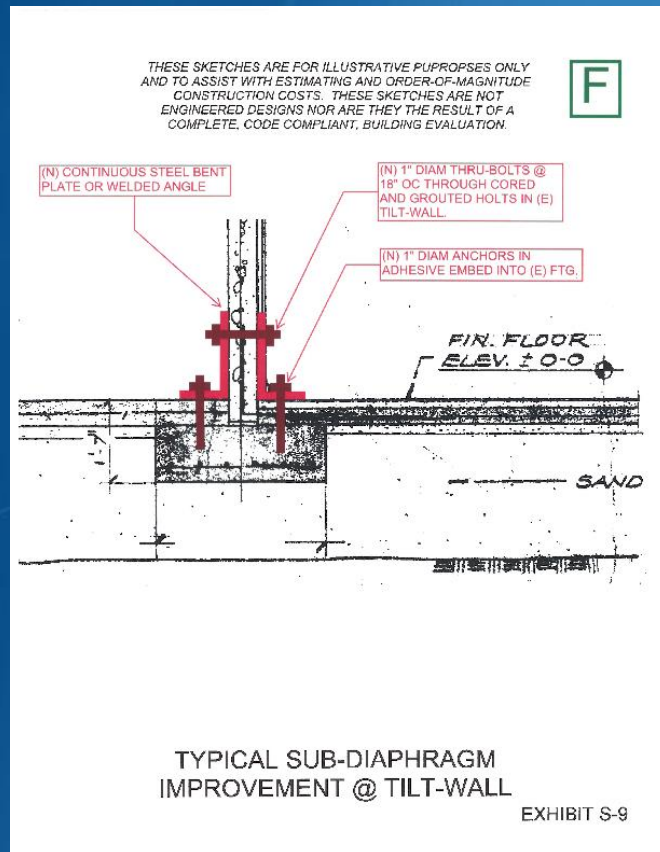
Building Evaluation Report

- Upgrade Building to meet a Type IV Seismic Risk:
 - Reinforce the diaphragm
 - Additional framing beams



Building Evaluation Report

- Upgrade Building to meet a Type IV Seismic Risk:
 - Adding Drag/Collector elements
 - Shear transfer connections



Building Evaluation Report

- Upgrade Building to meet a Type IV Seismic Risk:
 - 2nd Floor – demolished
 - Mezzanine – demolished

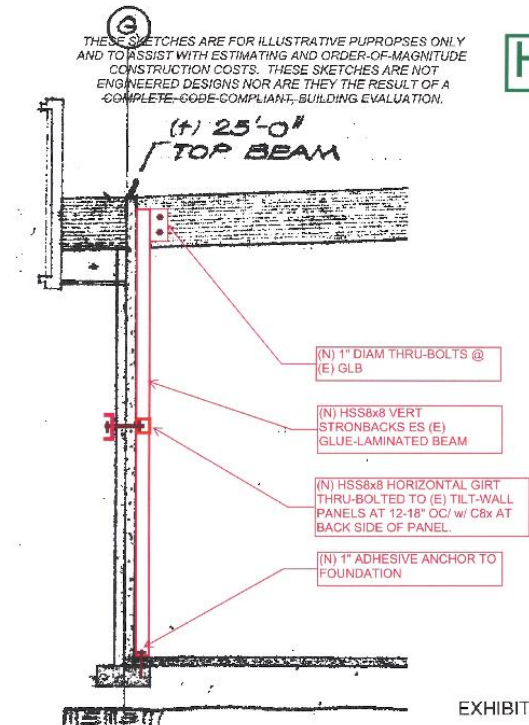


Interior doors without 18" push side clearance



Exterior doors without 24" side clearance - concrete portico interference

Exhibit P-1



TYPICAL HIGH-BAY TILT-WALL
OUT-OF-PLANE STRENGTHENING

Building Evaluation Report

- Title 24 Upgrade:

- All new lighting
- All new outlets
- All new switches
- All new circuit breakers/panels
- All new wiring
- All new occupancy sensors
- All new insulation
- All new A/C equipment
- All new exterior lighting

Building Evaluation Report

- Fire Sprinkler Upgrade:

- Install fire sprinklers throughout the entire building
- Add fire riser
- Fire Control Panel/Room
- One hour/two hour separation walls
- One hour holding cell envelope
- Add Fire Alarm Stations

Building Evaluation Report

- ADA Accessibility Upgrade:

- Nine doors throughout the building – replaced
- Two additional doors added to the warehouse area
- New upgraded bathrooms (front) need to be modified
- Break room bathrooms will need to be completely gutted and replaced
- 2nd floor bathrooms will need to be removed
- Raised floor on the mailroom – removed
- Accessible signage throughout

Building Evaluation Report

- 2013 California Building Code:
 - All additions are to be demolished
 - Canopy to be demolished
 - Elevator to second floor

Cost Estimate

- Building:

● Building Code Upgrade	\$ 6,750,000
● Tenant improvements 1	\$ 444,000
● Tenant Improvements 2	\$ 124,000
● Locker/Restroom Addition	\$ 1,400,000
● Site Landscaping	\$ 50,000
● A/C Paving	\$ 300,000
● Security	<u>\$ 150,000</u>
	\$ 9,218,000

Cost Estimate

Total Project Cost Estimate:

• Building	\$ 9,218,000
• Storage Building 10,000 sf @ \$100	\$ 1,000,000
• Fiber Optic/IT	\$ 500,000
• Emergency Signal/Road Modifications	\$ 350,000
• Dispatch	\$ 200,000
• A/E Design	\$ 825,000
• Inspections/Permits	\$ 80,000
• Construction Administration	\$ 150,000
• Contingency	\$ 921,000
• Land Cost 1,500,000 – 1,500,000	<u>\$ 0</u>
	\$ 13,244,000

WHERE DO WE GO FROM HERE ?

WHAT ARE OUR OPTIONS ?

ANY ALTERNATE SOLUTIONS ?

OPTIONS:

● OPTION 1:

- Acquire Sun Star Site and remodel (now 30,000 sf)
- **\$13,244,000 or more**, most restoration projects have additional work exposed
- Any existing site with building will require upgrade to Type IV Construction, Title 24 Energy Code, Fire Sprinklers, ADA Accessibility, 2013 California Building Code

OPTIONS:

● OPTION 2:

● Acquire Sun Star Site and demolish – Build a new building:

● Building Demolition	\$ 100,000
● Building 29,500 sf @ \$450,00	\$ 13,275,000
● Storage Building 10,000 sf @ \$100	\$ 1,000,000
● Fiber Optic/IT	\$ 500,000
● Emergency Signal/Road Modifications	\$ 350,000
● Dispatch	\$ 200,000
● A/E Design	\$ 750,000
● Inspections/Permits	\$ 80,000
● Construction Administration	\$ 150,000
● Contingency	\$ 875,000
● Land Cost	<u>\$ 0</u>
	\$ 17,280,000