

Memorandum

DATE: January 3, 2012

TO: City Council

THROUGH: City Manager Judie Zimomra

FROM: Public Works Director Gates Castle *GAC*

RE: Center 4 Life Building

Recommendation: Approve Scope of Design Services for Center 4 Life Building Improvements and authorize staff to proceed with advertising for the architectural/engineering services.

The 5-Year Capital Improvement budget includes \$90,000 in FY 12 and \$770,000 in FY13 for improvements to the Center 4 Life building. Attached are copies of the August 3, 2010 and May 3, 2011 memos to Council regarding the project. The next step is to proceed with securing architectural/engineering services utilizing the Consultants' Competitive Negotiations Act process. The first step in the CCNA process is to publish a Request for Proposals, based upon a scope of work (proposed scope attached).

Staff recommends that Council approve the Scope of Design and Construction Services for Center 4 Life Building Improvements and authorize staff to proceed with advertising for the required architectural/engineering services.

cc: City Attorney Ken Cuyler
Finance Director Sylvia Edwards

Scope of Design and Construction Services for Center 4 Life Building Improvements

The City of Sanibel is seeking professional services in conjunction with proposed improvements to the Center 4 Life building located on Library Way. The building currently houses the Island Seniors and Community Housing and Resources (CHR).

The scope of services would include, but not be limited to:

- Structural analysis of the building to determine the viability to utilize the building structure for the project.
- Design of a new roofing system
- Incorporate energy efficiency into the project design
- Design of a new HVAC system
- Develop options for utilization of interior space
- Assist the City with the bidding process
- Provide construction services including shop drawing review and periodic inspection of the work
- Provide construction cost estimate

In addition to the professional services listed above, the firm will meet with the project shareholders (City, Island Seniors and CHR) to discuss design options and scheduling.

MEMORANDUM

DATE: May 3, 2011
TO: City Council
THROUGH: City Manager Judie Zimomra
FROM: Public Works Director Gates Castle *JAC*
SUBJECT: Center 4 Life Building

In conjunction with the possible remodeling of the CHR offices within the subject building, an analysis has been made of the current uses, possible building reconfiguration for better space utilization, and associated construction costs. The current areas utilized by the various functions are as follows:

-Seniors (including offices)	= 3,170 SF
-CHR	= 740 SF
-Common Areas (hallways, restrooms, etc)	= 850 SF
-Reception Area	= 310 SF
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Total	= 5,070 SF

One possible reconfiguration would maintain the same square footage for CHR, but create a separate entrance for them. This would allow the Island Seniors space to expand by better utilization of hallway space and elimination of the reception area.

It is recommended that before any City funds are expended on remodeling, that a trussed, sloped roof and a new HVAC system be installed for the building. The estimated construction costs are as follows:

-Roof	350,000
-HVAC	250,000
-Interior modifications	100,000
-Contingency (10%)	<u>70,000</u>
Total	=\$770,000

The estimated cost of a new building is \$1,400,000 and presents the problem of temporarily housing the tenants during the construction process.

Architectural and engineering (mechanical and structural) services will be required for the remodeling project. The estimated cost of these services is \$90,000 and it is recommended that this amount be included in the FY12 Capital Improvement budget.

It is further recommended that the \$770,000 estimated construction cost be included in the FY13 Capital Improvement budget.

Cc: Finance Director Sylvia Edwards
City Attorney Ken Cuyler

MEMORANDUM

DATE: August 3, 2010
TO: City Council
THROUGH: City Manager Judie Zimomra
FROM: Public Works Director Gates Castle *ADC*
RE: Center 4 Life Building

The subject building (formally Civic Center) is an old building with a leaky flat roof and air conditioning problems that currently houses the City's Seniors Program and CHR offices. The 5-Year CIP includes \$90,000 in 2012 for the design and \$250,000 in 2013 to rehabilitate the building by adding a sloped roof for better drainage and to allow for new air conditioning ductwork to be installed in the trusses. It would cost between \$39,000 and \$46,000 to install a new flat roof over existing roof, which would solve the problems with leaks, but not the inadequate A/C duct space.

In order to plan the appropriate maintenance strategy for the building, Council direction is requested. Is it Council's intention to continue to house City or City-related functions at the Center 4 Life Building and, if so, does Council support the rehabilitation proposed for 2013?

Cc: City Attorney Ken Cuyler
Recreation Director Chris Deal