

DURHAM



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CITY OF MEDICINE

# City Hall Envelope Project



GENERAL SERVICES  
101 CITY HALL PLAZA  
DURHAM, NC 27701  
2011 FAY STREET  
DURHAM, NC 27704  
P 919.560.4197



# Project Basics

## Major Scopes of Work

1. City Hall –  
Cementitious Panels Replacement and Brick Repair
2. City Hall - Chillers Replacement
3. City Hall Annex Plaza –  
Slab and Waterproofing Replacement

**CMAR:** Balfour Beatty Construction

**Architect:** RND Architects

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# Existing Conditions - Panels

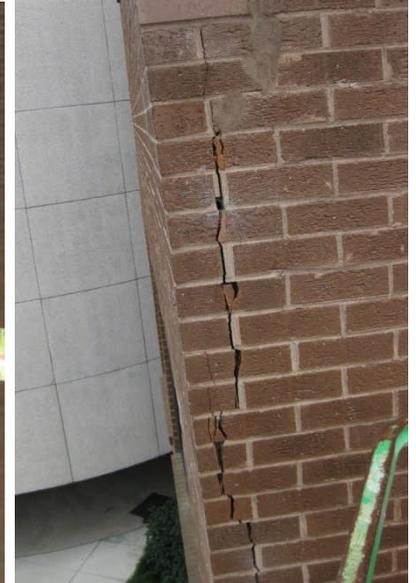
- Panels cracked and bowed
- Failed sealants
- Water intrusion at panel joints and openings
- Discolored panels on north facades and Mangum St.
- Missing and broken panels on monumental stair
- Oxidation of framing members at windows
- Damp and missing insulation
- No moisture/air barrier
- Damaged fasteners
- Missing fireproofing



# Existing Conditions - Brick

- Missing /improperly installed flashing
- Lack of weep holes
- Lack of control joints
- Insufficient bearing at shelf angles
- Cracking and spalling

- At Northwest Corner
- Brick veneer installed incorrectly
  - Brick not structurally supported at northwest corner
  - Insufficient bearing at shelf angles
  - Out of plumb



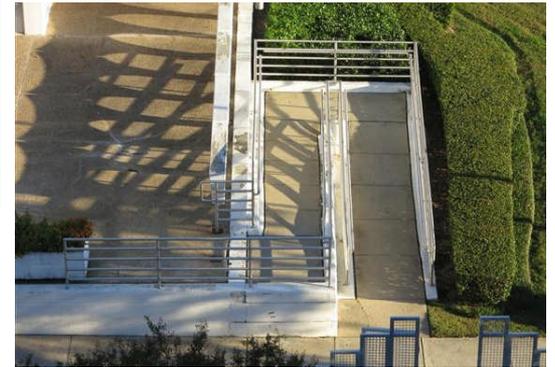
# Chillers - Existing Conditions



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- Existing two chillers are at the end of their life cycle
- Inefficient and expensive to operate
- No redundancy in case one chiller fails
- Replacing with same chiller requires crane
- Carbon dioxide emissions

# Annex Plaza - Existing Conditions



- Existing plaza waterproofing and drain system is failing
- Handrails and guardrails are not code compliant
- Accessible walkways and ramp are not code compliant



# Renovations – Annex Plaza



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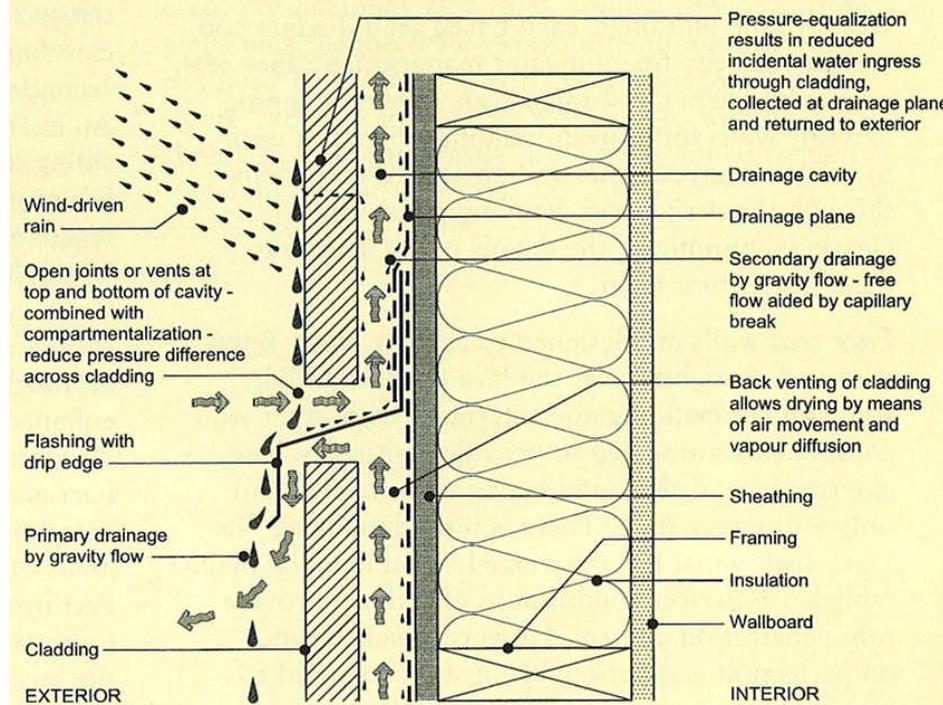
- New topping slab
- New waterproofing and additional drains
- New handrails and guardrails
- New accessible ramp
- Refurbished planters with added seating

# Renovations – Chillers



- Existing chillers operate at a cost of \$55,500/year plus cost of pumps and cooling tower
- Oil-less centrifugal compressors would save \$24,000/year with payback time of 7.3 years and would reduce carbon dioxide emissions by 240 metric tons/year.

# Renovations - Exterior Panels



## Pressure Equalized Rainscreen Wall

- Metal panel
- ‘Rain screen’ system
- ‘Screen’ protects moisture/air barrier and sealants
- New insulation
- New sheathing
- New moisture/air barrier





# Renovations – Exterior Panels



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- Proposed metal panels in “ashlar” pattern to add interest
- Proposed metal fins to highlight City Hall main entry



# Renovations – Exterior Panels

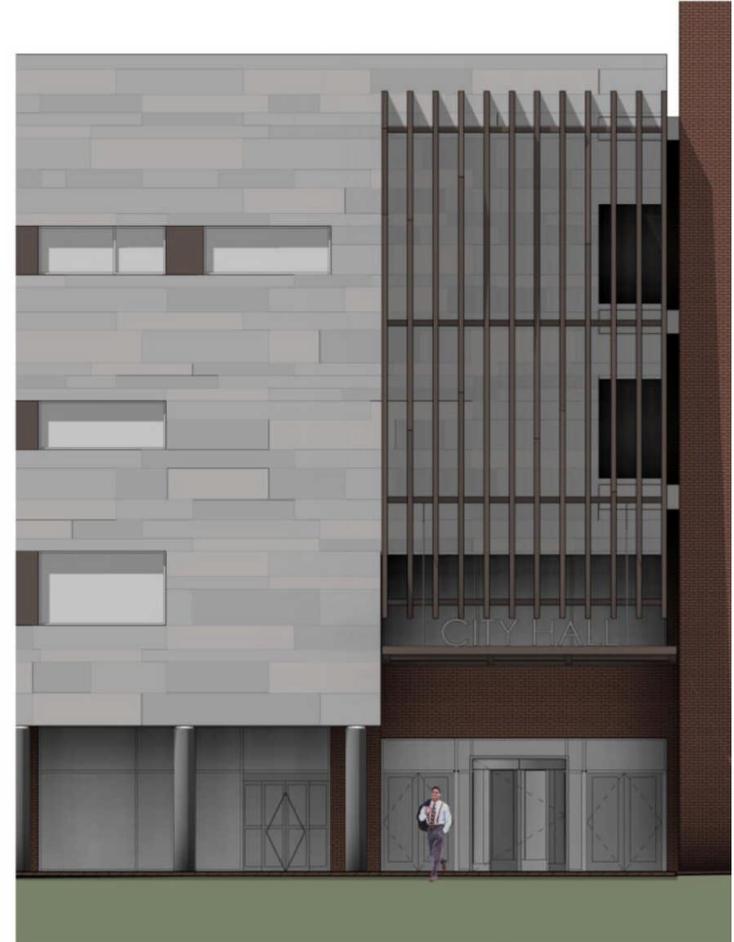
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# Renovations – Exterior Panels

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# Renovations – Exterior Panels



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# Renovations – Exterior Panels



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# Renovations – Mangum St. Entry

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Current  
Conditions





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## Budget\*

<b>Total Project Budget:</b>	<b>\$7,290,000</b>
Other Costs:	\$310,000
Design:	\$900,000
Construction:	\$5,800,000
Project Contingency:	\$280,000

**\*Includes \$750,000 additional funding request**

## Schedule

Bids opened October 7, 2014

Notice to Proceed December 1, 2014

Fencing and Scaffolding installed first week December 2014

Demolition to start week of first week December 2014

- Brick demolition
- Monumental stair demolition
- Panels at City Hall Plaza
- Loading Dock

Substantial completion August 2015

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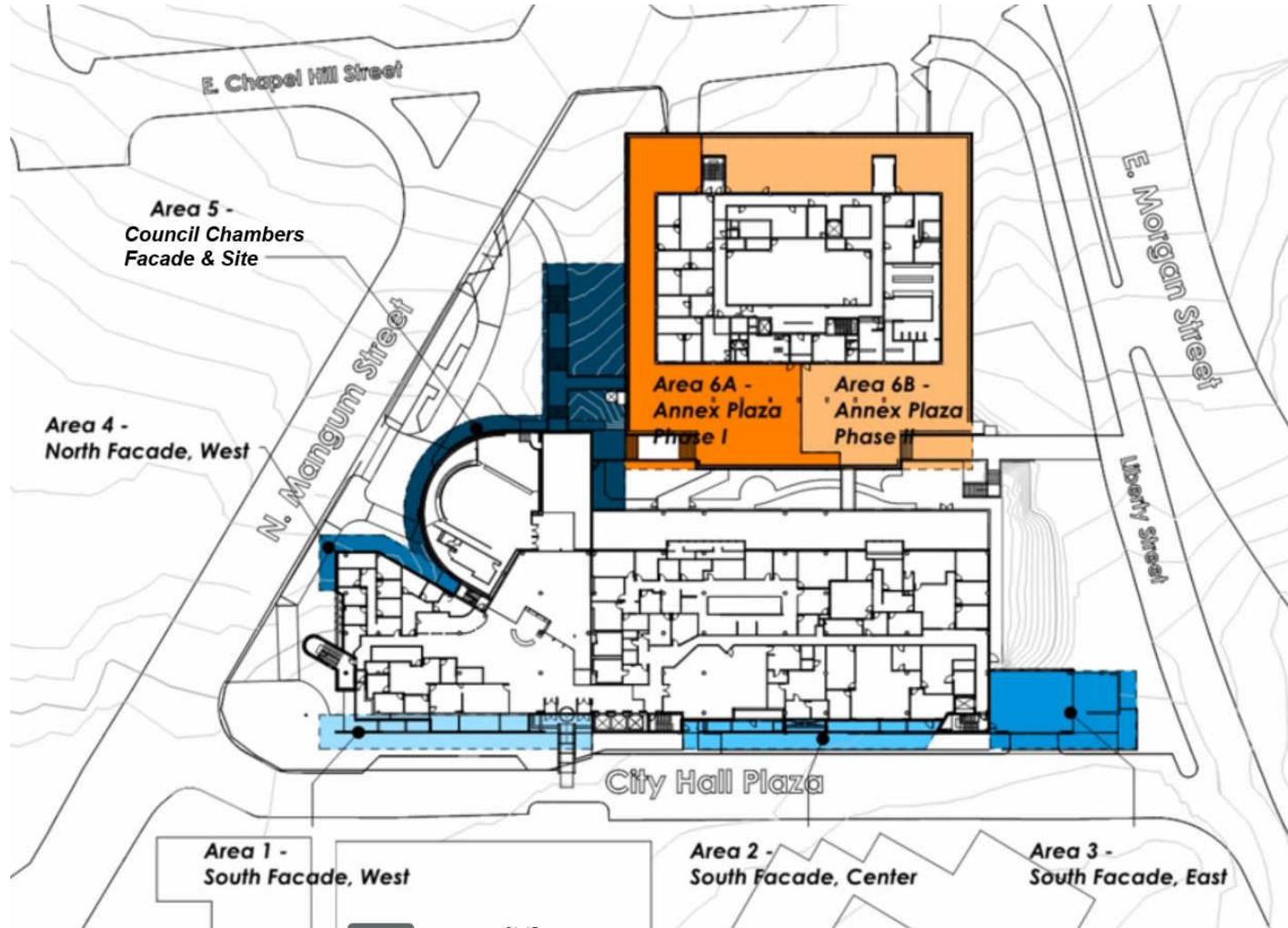


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# Major Areas of Work



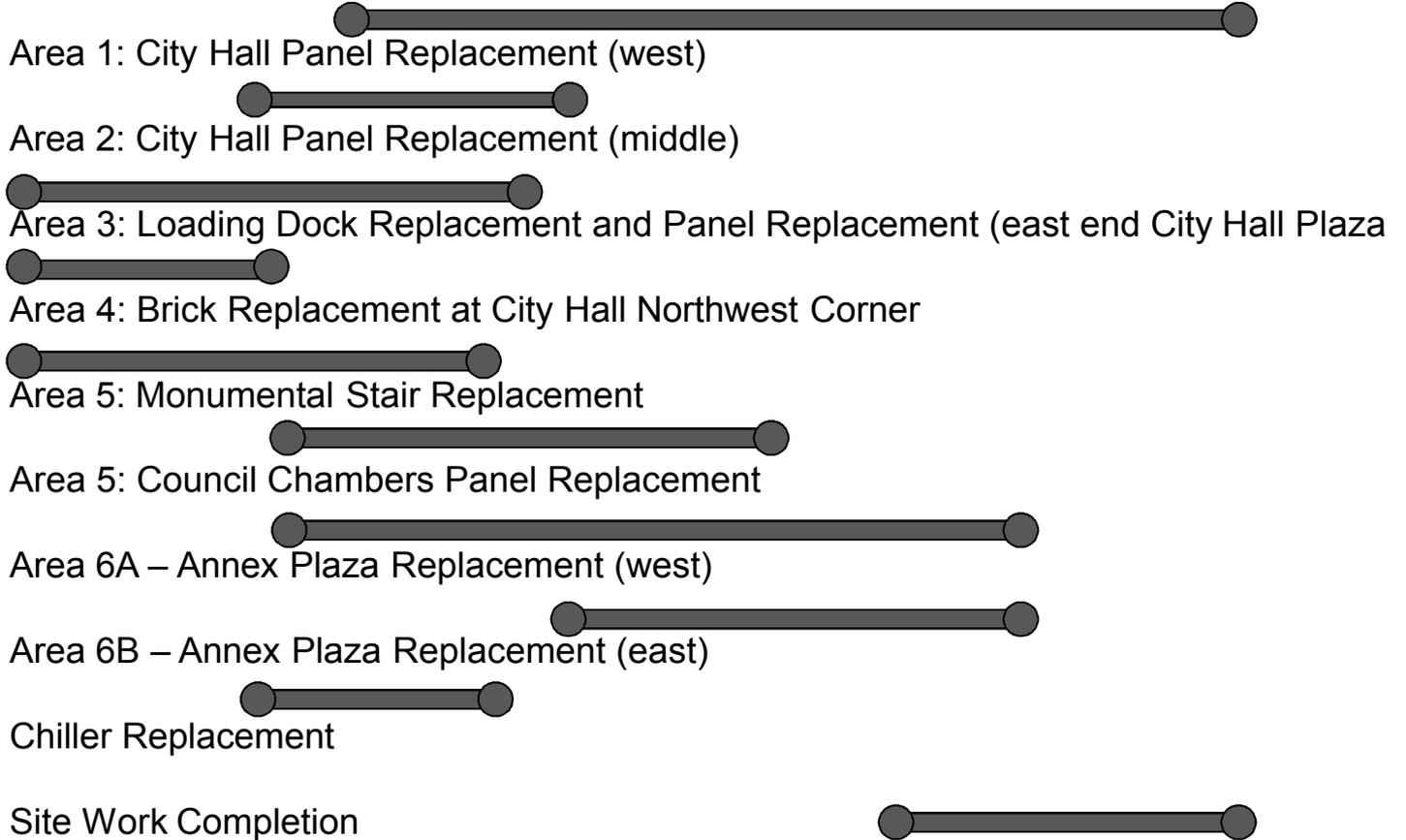


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# Overall Preliminary Schedule

MONTH

Dec Jan Feb Mar Apr May Jun Jul Aug





# The First 4 Weeks

## Week 1 – Monday, December 1<sup>st</sup> – Friday, December 5<sup>th</sup>

- Jobsite fencing installed.
- Loading dock concrete demolished weekdays from 4 p.m. to midnight. Deliveries at the loading dock will not be possible until January.
- Scaffolding installed along the west building elevation.

## Week 2 – Monday, December 8<sup>th</sup> – Friday, December 12<sup>th</sup>

- Loading dock area will be prepped and then concrete will be re-poured.
- Brick along west building elevation removed weekdays from 4 p.m. to midnight.
- Landscaping and monumental stair outside council chambers demolished this week and the next.

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# The First 4 Weeks

## Week 3 – Monday, December 15<sup>th</sup> – Friday, December 19<sup>th</sup>

- Work at the loading dock is completed.
- Repairs to the west building elevation begin this week and next. This work will involve installation of additional framing, insulation and sheathing.
- Miscellaneous brick repair and awning demolition begins.
- Prep and pour begins for new concrete stair to the entrance at Council Chambers. This continues until the end of January 2015.

## Week 4 – Monday, December 22<sup>nd</sup> – Friday, December 26<sup>th</sup>

- Installation of scaffolding at the loading dock area for panel replacement.
- Window film installation on the interior side of windows begins.

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# Parking at City Hall and Annex

Bicycles: Parking has been relocated to existing racks at:

- Durham Parks and Recreation, 400 Cleveland St.
- East Chapel Hill St. entrance of the Chapel Hill St. Parking Garage

Motorcycles: Parking near the Mangum St. entrance is permanently removed. Motorcyclists will be able to park at:

- Either the free City employee parking lots on Cleveland St.
- Chapel Hill St. Parking Garage, at no charge for duration of project, until late summer 2015.

Annex Parking Garage:

- Starting Jan. 9, 2015, all vehicles within the Annex parking garage will be relocated for approximately 8 months.
- Parkers will be assigned spaces in either the Chapel Hill St. Parking Garage, Lot #8 (Church/Parrish streets) or Lot #14 (Morgan/Mangum streets).

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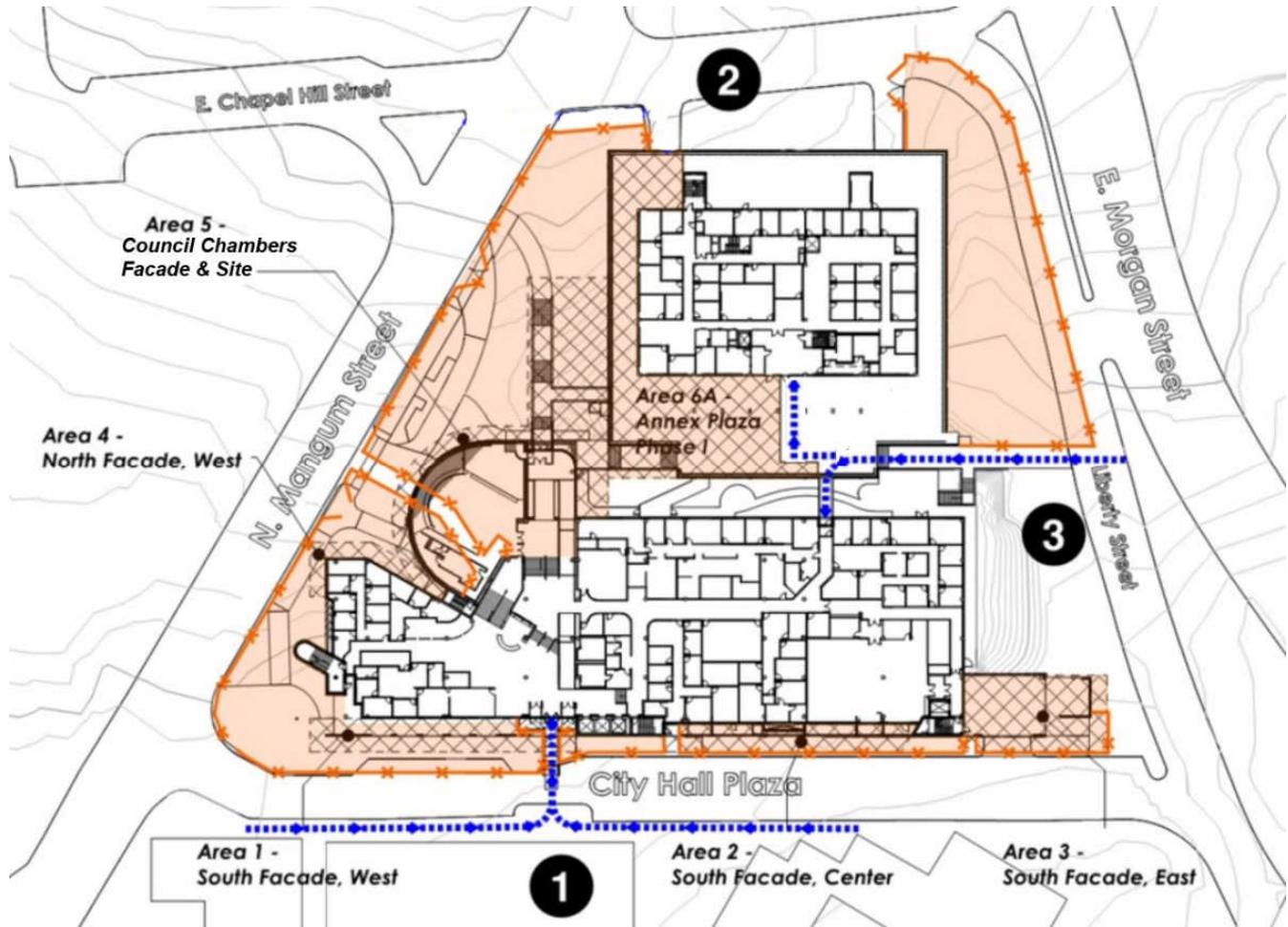
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# Entrances to City Hall & Annex





# Communications Plan

Over the last few weeks, General Services has been leading a coordination effort with Technology Solutions, Public Affairs and Transportation to help departments prepare.

- *Department Director and department liaison presentation*
- *Use of department liaisons to communicate detailed information*
- *CMAR created 4-week look ahead and video clips that GSD has shared with the public and employees.*
- *Updated webpage: <http://durhamnc.gov/ich/op/gs/Pages/City-Hall-Exterior-Envelope.aspx> which includes FAQs, Logistics Plan, Parking Info and *City Hall This Week* info and Construction Updates.*
- *Distribution of ear plugs*
- *Communications via downtown email group, pac5 list serve, all-user emails, external city website*
- *Encouraged departments to evaluate their needs during affected times and assist departments with employee relocations as necessary.*
- *Dedicated email address: [cityhallrenovation@durhamnc.gov](mailto:cityhallrenovation@durhamnc.gov) this email goes to several folks intimately involved in the project for multiple coverage.*

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# Questions/Comments